OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O). 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 257/2019

Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE REPORT

Reg: In the matter of Investigation of title of immovable non agricultural land admeasuring 4795 Sq. Mtrs. of Final Plot No.68/1, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 aggregating 7992 Sq. Mtrs.), situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

As per your instructions, I have investigated title of the above referred property and have caused to be taken searches (partly manual and partly computerized) of available revenue and registration records for last 30 years through my search clerk and from information given to me and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc. lying in the file to be true and genuine, and also based upon the information given by owners that no transfer/ agreement was made in respect of the land during the period for which the records are not available which would make the title defective and there is no litigation/adverse order for the said land and/or against the owners, I hereby give my report on the title as under:

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Land of Survey No.633:

It appears vide Revenue Entry No.10469 dated 26/04/1979 that land admeasuring 3743 Sq. Mtrs. of Survey No.633, 640 and 644 was belonging to 1) Jadiben alias Baluben – D/o. Shanaji Nathaji, 2) Sitaben – D/o. Shanaji Nathaji, and 3) Manekben – D/o. Shanaji Nathaji.

I further find that Dy. Collector, Viramgam Prant vide its Order No.Jamin/Pra.S.P/Vatva/SR.86/2010 dated 10/06/2010 removed restrictions under the provisions of Tenancy Act and converted the said land to old tenure land. Entry to the said effect is made in Revenue Records vide Entry No.16007 dated 23/06/2010 which is certified by Competent Authority on dated 20/08/2010.

I further find that District Collector, Ahmedabad granted non agricultural use permission for residential purpose for land admeasuring 2246 of Survey No.633 vide Order No.NA/J.Su./S.R.No.430/10/Sr.No.347984/10 dated 16/09/2010. Entry to the said effect is made in Revenue Records vide Entry No.16232 dated 19/10/2010 which is certified by Competent Authority on dated 27/12/2010.

For Land of Survey No.640:

It appears vide Revenue Entry No.10469 dated 26/04/1979 that land admeasuring 3743 Sq. Mtrs. of Survey No.633, 640 and 644 was belonging to 1) Jadiben alias Baluben – D/o. Shanaji Nathaji, 2) Sitaben – D/o. Shanaji Nathaji, and 3) Manekben – D/o. Shanaji Nathaji.

I further find that Dy. Collector, Viramgam Prant vide its Order No.Jamin/Pra.S.P/Vatva/SR.87/2010 dated 07/05/2010 removed restrictions under the provisions of Tenancy Act and converted the said land to old tenure land. Entry to the said effect is made in Revenue Records vide Entry No.15969 dated 04/06/2010 which is certified by Competent Authority on dated 20/08/2010.

I further find that District Collector, Ahmedabad granted non agricultural use permission for residential purpose for land admeasuring 2550 Sq. Mtrs. of Survey No.640 vide its Order No.NA/J.Su./S.R.No.432/10/ Sr.No.347976/10 dated 01/09/2010. Entry to the said effect is made in Revenue Records vide Entry No.16200 dated 04/10/2010 which is certified by Competent Authority on dated 06/12/2010.

Meantime Town Planning Scheme No.80 is implemented and land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 aggregating 7992 Sq. Mtrs. is allotted Final Plot No.68/1 and area of land is fixed to 4795 Sq. Mtrs.

I further find that 1) Jadiben alias Baluben - D/o. Shanaji Nathaji, 2) Sitaben - D/o. Shanaji Nathaji, and 3) Manekben - D/o. Shanaji Nathaji sold and conveyed non agricultural land admeasuring 4795 Sq. Mtrs. of Final Plot No.68/1 and land admeasuring 1275 Sq. Mtrs. of Final Plot No.68/2 aggregating 6070 Sq. Mtrs., Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 and land admeasuring 2125 Sq. Mtrs. of Survey No.644 aggregating 10117 Sq. Mtrs.) to M/s. Aman Corporation - a Partnership Firm through its Partner Mr. Kaivankumar Vinodchandra Shah by registered Sale Deed executed on dated 14/10/2010. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-5 (Narol) vide Index No.10781. Entry to the said effect is made in Revenue Records vide Entry No.16316 dated 01/12/2010 which is certified by Competent Authority on dated 14/02/2011 for Survey No.633 and 640; and vide Entry No.16931 dated 30/09/2011 which is certified by Competent Authority on dated 25/01/2012 for Survey No.644.

I further find that Mr. Ravin Bhanubhai Sangani executed General Power of Attorney on dated 13/01/2014 in favour of Mr. Bhanubhai Jadavbhai

Sangani to do all such acts as mentioned in the said Power of Attorney including to execute Agreement to Sale, Sale Deed etc.

I further find that M/s. Aman Corporation – a Partnership Firm through its Partners namely 1) Kaivankumar Vinodchandra Shah, 2) Gaurav Vinodchandra Shah, 3) Rikesh Motilal Shah, 4) Pravinkumar Bhogilal Shah, 5) Jayantilal Champalal Mehta, 6) Ravin Bhanubhai Sangani through his Power of Attorney Holder Bhanubhai J. Sangani, 7) Ankur Arvindbhai Sangani, 8) Krunal Hanubhai Sangani, 9) Rasheshbhai Vitthalbhai Limbasiya, and 10) Kaushik Arvindbhai Sangani sold and conveyed non agricultural land admeasuring 4796 Sq. Mtrs. of Final Plot No.68/1, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 aggregating 7992 Sq. Mtrs.) to 1) Kaivankumar Vinodchandra Shah, 2) Gaurav Vinodchandra Shah, 3) Rikesh Motilal Shah, 4) Pravinkumar Bhogilal Shah, 5) Jayantilal Champalal Mehta by registered Sale Deed executed on dated 11/09/2017. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-11 (Aslali) vide Index No.10394 registered on dated 12/09/2017. Entry to the said effect is made in Revenue Records vide Entry No.19967 dated 26/09/2017 which is certified by Competent Authority on dated 13/11/2017. Here in this Sale Deed area sold is 4796 Sq. Mtrs. while in Sale Deed bearing Index No.10781 dated 14/10/2010 area of land sold is 4795 Sq. Mtrs., which please note.

I further find that Airports Authority of India issued No Objection Certificate for Height Clearance vide NOC I.D. No.AHME/West/B/102318/ 344275 dated 26/10/2018 which is valid upto 25/10/2026.

I further find that Town Planner, Ahmedabad issued Letter vide Ref. No. NaryoNo.80/Vatva-6/Case No.45/2+67+68+71/10138 dated 17/11/2018 by which it is obvious that land of Survey No.632/2 admeasuring 3845 Sq.

Mtrs., 632/1 admeasuring 4148 Sq. Mtrs., 641 admeasuring 8195 Sq. Mtrs., 633 admeasuring 3743 Sq. Mtrs., 640 admeasuring 4249 Sq. Mtrs., 644 admeasuring 2125 Sq. Mtrs. total admeasuring 26305 Sq. Mtrs. and land of Survey No.639 admeasuring 5059 Sq. Mtrs. total aggregating 31364 Sq. Mtrs. is allotted Final Plot No.45/2+67+68/1+68/2+71 & area of land is fixed to 15780 and 3036 Sq. Mtrs. aggregating 18816 Sq. Mtrs.

I further find that 1) Kaivankumar Vinodchandra Shah, 2) Gaurav Vinodchandra Shah, 3) Rikesh Motilal Shah, 4) Pravinkumar Bhogilal Shah, 5) Jayantilal Champalal Mehta Sangani sold and conveyed non agricultural land admeasuring 4796 Sq. Mtrs. of Final Plot No.68/1, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 aggregating 7992 Sq. Mtrs.) to M/s. Laxmi Goldorna House Limited - a Limited Company through its Authorized Director Mr. Jayesh Chinubhai Shah by registered Sale Deed executed on dated 13/10/2017. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-11 (Aslali) vide Index No.12130. Entry to the said effect is made in Revenue Records vide Entry No.19988 dated 06/11/2017 which is certified by Competent Authority on dated 03/01/2018.

I further find that M/s. Laxmi Goldorna House Limited is a Limited Company incorporated under the provisions of Companies Act, 1956 bearing Corporate I.D. No.U36911GJ2010PLC059127.

I further find that M/s. Laxmi Goldorna House Limited has taken loan from Indiabulls Housing Finance Limited by mortgaging the said property. I further find that the said mortgage is registered in the Office of Sub Registrar, Ahmedbad-11 (Aslali) vide Index No.899 dated 19/01/2018. I further find that the said loan is still continuing.

I further find that Mr. Abhishek Munjasara - Partner of Dipesh Chokshi & Co., Chartered Accountant issued search report dated 12/02/2019 for

search taken from the Office of Registrar of Companies for M/s. Laxmi Goldorna House Limited and found that there is charge of Indiabulls Housing Finance Limited on the said property.

In view of what is stated above, I am of the opinion that the title of the said property is clear, marketable and free from encumbrances, subject to charge of Indiabulls Housing Finance Limited and subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna House Limited regarding title of the property, and **B)** subject to terms and conditions mentioned in non agricultural use permission.

DATED THIS 02nd DAY OF MAY, 2019 AT AHMEDABAD.

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) Please note that some registration records of the year, 1989 to 1993 of Sub Registrar Office are misplaced/destroyed/torned out, hence it cannot be inspected and its search is not available.

2) That the computerized records is not well prepared/maintained by State Government Agency may be erroneous resulting into my error.

3) It is informed to me that there is no litigation pending before any Court of Law or other authorities.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 257/2019

Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE CERTIFICATE

Reg: In the matter of Investigation of title of immovable non agricultural land admeasuring 4795 Sq. Mtrs. of Final Plot No.68/1, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 aggregating 7992 Sq. Mtrs.), situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

This is to state that I have examined title of the property belonging to M/s. Laxmi Goldorna House Limited –a Limited Company and have caused to be taken necessary searches from the available Revenue Records and available Sub Registry Records for last 30 years through my Search Clerk and after verification of available documents and from that and from the information given to me and believing the same to be true, correct and trustworthy and also believing the revenue record / documents / copies / papers etc. furnished in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said Land during the period for which the record is not available which would make the title defective, I here by opine that the same is clear, marketable and free from encumbrances, subject to

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charge of Indiabulls Housing Finance Limited and subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna House Limited regarding title of the property, and **B)** subject to terms and conditions mentioned in non agricultural use permission.

Dated this 02nd DAY OF MAY, 2019

(OMKAR MISHRA)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) This is to inform that Search of Registration Record of Immediate Past about 2-3 months is not available.

2) Please note that the some registration record of Sub Registrar Office is destroyed / torned out, hence it cannot be inspected and its search is not available. That the computerized records are not well prepared / maintained by State Government Agency and hence may be erroneous resulting into my error.

3) Please ascertain that the Govt. authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body, gas line, Electricity lines etc. situated nearby, or road laying and widening or proposed public transportation system in surrounding areas. Also verify that there is no acquisition in said land and there are no pending litigations or injunction/status quo granted therein in respect of said land.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 257/2019

Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

Sir,

Sub: Search Report/No Encumbrance Certificate in case of immovable non agricultural land admeasuring 4795 Sq. Mtrs. of Final Plot No.68/1, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 aggregating 7992 Sq. Mtrs.), situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

With reference to abovementioned subject, I have been instructed to issue Search Report/No Encumbrance Certificate by obtaining search report from the Office of Sub Registrar. I am issuing this Search Report/No Encumbrance Certificate relying on search report issued by the Office of Sub Registrar for the said property.

That from the search receipt and search report provided by Sub Registrar, Ahmedabad-11 (Aslali) it is found that there is no charge on the said property. Hence it may be stated that title of the said property is clear, marketable and free from encumbrances, subject to charge of indiabulls Housing Finance Limited.

SCHEDULE OF THE PROPERTY

All that non agricultural land admeasuring 4795 Sq. Mtrs. of Final Plot No.68/1, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 aggregating 7992 Sq. Mtrs.), situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali).

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.

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Ref.: 255/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE REPORT

Reg: In the matter of Investigation of title of immovable non agricultural 1) land admeasuring 2488 Sq. Mtrs. of Final Plot No.67/1, 67/2, 67/3, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 4148 Sq. Mtrs. of Survey No.632/1); and 2) land admeasuring 4917 Sq. Mtrs. of Final Plot No.67/1, 67/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 8195 Sq. Mtrs. of Survey No.641) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

As per your instructions, I have investigated title of the above referred property and have caused to be taken searches (partly manual and partly computerized) of available revenue and registration records for last 30 years through my search clerk and from information given to me and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc. lying in the file to be true and genuine, and also based upon the information given by owners that no transfer/ agreement was made in respect of the land during the period for which the records are not available which would make the title defective and

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there is no litigation/adverse order for the said land and/or against the owners, I hereby give my report on the title as under:

It appears vide Revenue Entry No.9329 dated 24/04/1980 which is certified by Competent Authority on dated 27/05/1980 that land of Survey No.632/1 and 641 was belonging to 1) Chanduji Motiji, 2) Somaji Motiji, 3) Kulkiben Motiji, 4) Jadiben – Widow of Motiji Mangalji.

I further find that Jadiben – Widow of Motiji Mangalji died intestate on dated 22/08/2003, hence her name deleted from Revenue Records. Entry to the said effect is made in Revenue Records vide Entry No.15596 dated 18/11/2009 which is certified by Competent Authority on dated 12/01/2010.

I further find that 1) Chanduji Motiji, 2) Somaji Motiji, and 3) Kulkiben Motiji all male members for self and as Karta and Manager of their HUF sold and conveyed land admeasuring 4148 Sq. Mtrs. of Survey No.632/1 and land admeasuring 8195 Sq. Mtrs. of Survey No.641 aggregating 12343 Sq. Mtrs. to Sureshbhai Ugarchand Gadhecha by registered Sale Deed executed on dated 03/10/2009. I further find that 1) Fatehsinh Chanduji, 2) Ishwarji Chanduji, 3) Ghanshyam Chanduji, 4) Dhaniben – D/o. Chanduji Motiji, and 5) Maniben – Wife of Chanduji Motiji, 6) Bharatbhai Somaji, and 7) Nareshbhai Somaji being family members joined the said Sale Deed as Confirming Parties and confirmed the said Sale Deed. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-5 (Narol) vide Index No.6631. Entry to the said effect is made in Revenue Records vide Entry No.15598 dated 18/11/2009 which is certified by Competent Authority on dated 12/01/2010.

I further find that Sureshbhai Ugarchand Gadhecha sold and conveyed land admeasuring 4148 Sq. Mtrs. of Survey No.632/1 and land admeasuring 8195 Sq. Mtrs. of Survey No.641 aggregating 12343 Sq. Mtrs. to Naranbhai Popatbhai Lungariya by registered Sale Deed executed

on dated 02/03/2010. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-5 (Narol) vide Index No.2104. Entry to the said effect is made in Revenue Records vide Entry No.16415 dated 08/01/2011 which is certified by Competent Authority on dated 23/03/2011.

I further find that Naranbhai Popatbhai Lungariya alias Patel Narendrabhai Popatbhai sold and conveyed land admeasuring 4148 Sq. Mtrs. of Survey No.632/1 and land admeasuring 8195 Sq. Mtrs. of Survey No.641 aggregating 12343 Sq. Mtrs. to Kaushik Arvindbhai Sangani by registered Sale Deed executed on dated 30/07/2013. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-13 (City) vide Index No.1758. Entry to the said effect is made in Revenue Records vide Entry No.18064 dated 30/07/2013 which is certified by Competent Authority on dated 01/11/2013.

I further find that District Collector, Ahmedabad granted non agricultural use permission for residential purpose for land admeasuring 2488 Sq. Mtrs. of Survey No.632/1, Town Planning Scheme No.80, Final Plot No.67/1, 67/2, 67/3 vide its Order No.CB/Land-1/NA/SR.787/2016 dated 22/03/2017. Entry to the said effect is made in Revenue Records vide Entry No.19755 dated 23/03/2017 which is certified by Competent Authority on dated 26/04/2017.

I further find that District Collector, Ahmedabad granted non agricultural use permission for residential purpose for land admeasuring 4917 Sq. Mtrs. of Survey No.641, Town Planning Scheme No.80, Final Plot No.67/1, 67/2 vide its Order No.CB/Jamin-3/NA/Vatva/S.No.641/SR-786/2016 dated 18/04/2017. Entry to the said effect is made in Revenue Records vide Entry No.19826 dated 02/06/2017 which is certified by Competent Authority on dated 06/07/2017.

I further find that Dy. Collector (Binkheti), Ahmedabad granted non agricultural use permission for commercial purpose for land admeasuring 3726 Sq. Mtrs. out of total land admeasuring 7406 Sq. Mtrs. of Survey No.641, 632/1, Final Plot No.67/1, 67/2, 67/3, Town Planning Scheme No.80 vide its Order No.N.A/U.2/Kalam-65A/Vastral/Case No.501/2017 dated 08/06/2017.

I further find that Airports Authority of India issued No Objection Certificate for Height Clearance vide NOC I.D. No. AHME/West/B/102318/ 344275 dated 26/10/2018 which is valid upto 25/10/2026.

I further find that Kaushik Arvindbhai Sangani sold and conveyed non agricultural land admeasuring 7403 Sq. Mtrs. of Final Plot No.67, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 4148 Sq. Mtrs. of Survey No.632/1 and land admeasuring 8195 Sq. Mtrs. of Survey No.641 aggregating 12343 Sq. Mtrs.) to M/s. Laxmi Goldorna House Limited – a Limited Company through its Authorized Director Mr. Jayesh Chinubhai Shah by registered Sale Deed executed on dated 05/07/2017. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-11 (Aslali) vide Index No.7502 registered on dated 12/07/2017. Entry to the said effect is made in Revenue Records vide Entry No.19914 dated 22/08/2017 which is certified by Competent Authority on dated 06/10/2017.

I further find that Town Planner, Ahmedabad issued Letter vide Ref. No.NaryoNo.80/Vatva-6/Case No.45/2+67+68+71/10138 dated 17/11/2018 by which it is obvious that land of Survey No.632/2 admeasuring 3845 Sq. Mtrs., 632/1 admeasuring 4148 Sq. Mtrs., 641 admeasuring 8195 Sq. Mtrs., 633 admeasuring 3743 Sq. Mtrs., 640 admeasuring 4249 Sq. Mtrs., 644 admeasuring 2125 Sq. Mtrs. total admeasuring 26305 Sq. Mtrs. and land of Survey No.639 admeasuring 5059 Sq. Mtrs. total aggregating 31364 Sq. Mtrs. is allotted Final Plot

No.45/2+67+68/1+68/2+71 and area of land is fixed to 15780 and 3036 Sq. Mtrs. aggregating 18816 Sq. Mtrs.

I further find that M/s. Laxmi Goldorna House Limited is a Limited Company incorporated under the provisions of Companies Act, 1956 bearing Corporate I.D. No.U36911GJ2010PLC059127.

I further find that Mr. Abhishek Munjasara – Partner of Dipesh Chokshi & Co., Chartered Accountant issued search report dated 12/02/2019 for search taken from the Office of Registrar of Companies for M/s. Laxmi Goldorna House Limited and found no charge on the said property.

In view of what is stated above, I am of the opinion that the title of the said property is clear, marketable and free from encumbrances, subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna House Limited regarding title of the property, and **B)** subject to terms and conditions mentioned in non agricultural use permission.

DATED THIS 02nd DAY OF MAY, 2019 AT AHMEDABAD.

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) Please note that some registration records of the year, 1989 to 1993 of Sub Registrar Office are misplaced/destroyed/torned out, hence it cannot be inspected and its search is not available.

2) That the computerized records is not well prepared/maintained by State Government Agency may be erroneous resulting into my error.

3) It is informed to me that there is no litigation pending before any Court of Law or other authorities.

OMKAR MISHRA B.Sc., LL.B.

Advocate

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Ref.: 255/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE CERTIFICATE

Reg.: In the matter of Investigation of title of immovable non agricultural 1) land admeasuring 2488 Sq. Mtrs. of Final Plot No.67/1, 67/2, 67/3, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 4148 Sq. Mtrs. of Survey No.632/1); and 2) land admeasuring 4917 Sq. Mtrs. of Final Plot No.67/1, 67/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 8195 Sq. Mtrs. of Survey No.641) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

This is to state that I have examined title of the property belonging to M/s. Laxmi Goldorna House Limited –a Limited Company and have caused to be taken necessary searches from the available Revenue Records and available Sub Registry Records for last 30 years through my Search Clerk and after verification of available documents and from that and from the information given to me and believing the same to be true, correct and trustworthy and also believing the revenue record / documents / copies / papers etc. furnished in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said Land during the period for which the record is

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not available which would make the title defective, I here by opine that the same is clear, marketable and free from encumbrances subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna House Limited regarding title of the property, and **B)** subject to terms and conditions mentioned in non agricultural use permission.

Dated this 02nd day of April, 2019

(OMKAR MISHRA)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) This is to inform that Search of Registration Record of Immediate Past about 2-3 months is not available.

2) Please note that the some registration record of Sub Registrar Office is destroyed / torned out, hence it cannot be inspected and its search is not available. That the computerized records are not well prepared / maintained by State Government Agency and hence may be erroneous resulting into my error.

3) Please ascertain that the Govt. authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body, gas line, Electricity lines etc. situated nearby, or road laying and widening or proposed public transportation system in surrounding areas. Also verify that there is no acquisition in said land and there are no pending litigations or injunction/status quo granted therein in respect of said land.

OMKAR MISHRA B.Sc., LL.B.

Advocate

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Ref.: 255/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

Sir,

Sub: Search Report/No Encumbrance Certificate in case of immovable non agricultural 1) land admeasuring 2488 Sq. Mtrs. of Final Plot No.67/1, 67/2, 67/3, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 4148 Sq. Mtrs. of Survey No.632/1); and 2) land admeasuring 4917 Sq. Mtrs. of Final Plot No.67/1, 67/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 8195 Sq. Mtrs. of Survey No.641) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

With reference to abovementioned subject, I have been instructed to issue Search Report/No Encumbrance Certificate by obtaining search report from the Office of Sub Registrar. I am issuing this Search Report/No Encumbrance Certificate relying on search report issued by the Office of Sub Registrar for the said property.

That from the search receipt and search report provided by Sub Registrar, Ahmedabad-11 (Aslali) it is found that there is no charge on the said property. Hence it may be stated that title of the said property is clear, marketable and free from encumbrances.

SCHEDULE OF THE PROPERTY

All that non agricultural 1) land admeasuring 2488 Sq. Mtrs. of Final Plot No.67/1, 67/2, 67/3, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 4148 Sq. Mtrs. of Survey No.632/1); and 2) land admeasuring 4917 Sq. Mtrs. of Final Plot No.67/1, 67/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 8195 Sq. Mtrs. of Survey No.641) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali).

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 259/2019

Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE REPORT

Reg: In the matter of Investigation of title of immovable non agricultural land admeasuring 1275 Sq. Mtrs. of Final Plot No.68/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 2125 Sq. Mtrs. of Survey No.644) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

As per your instructions, I have investigated title of the above referred property and have caused to be taken searches (partly manual and partly computerized) of available revenue and registration records for last 30 years through my search clerk and from information given to me and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc. lying in the file to be true and genuine, and also based upon the information given by owners that no transfer/ agreement was made in respect of the land during the period for which the records are not available which would make the title defective and there is no litigation/adverse order for the said land and/or against the owners, I hereby give my report on the title as under:

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.

It appears vide Revenue Entry No.10469 dated 26/04/1979 that land admeasuring 3743 Sq. Mtrs. of Survey No.633, 640 and 644 was belonging to 1) Jadiben alias Baluben – D/o. Shanaji Nathaji, 2) Sitaben – D/o. Shanaji Nathaji, and 3) Manekben – D/o. Shanaji Nathaji.

I further find that Dy. Collector, Viramgam Prant vide its Order No.Jamin/Pra.S.P/Vatva/SR.89/2010 dated 07/05/2010 removed restrictions under the provisions of Tenancy Act and converted the said land to old tenure land. Entry to the said effect is made in Revenue Records vide Entry No.15951 dated 31/05/2010 which is certified by Competent Authority on dated 07/08/2010.

I further find that District Collector, Ahmedabad granted non agricultural use permission for residential purpose for land admeasuring 1275 Sq. Mtrs. of Survey No.644 vide its Order No.NA/J.Su./S.R.No.431/10/ Sr.No.347972/10 dated 01/09/2010. Entry to the said effect is made in Revenue Records vide Entry No.16201 dated 04/10/2010 which is certified by Competent Authority on dated 06/12/2010.

Meantime Town Planning Scheme No.80 is implemented and land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 aggregating 7992 Sq. Mtrs. is allotted Final Plot No.68/1 and area of land is fixed to 4795 Sq. Mtrs. and land admeasuring 2125 Sq. Mtrs. of Survey No.644 is allotted Final Plot No.68/2 and area of land is fixed to 1275 Sq. Mtrs.

I further find that 1) Jadiben alias Baluben – D/o. Shanaji Nathaji, 2) Sitaben – D/o. Shanaji Nathaji, and 3) Manekben – D/o. Shanaji Nathaji sold and conveyed non agricultural land admeasuring 4795 Sq. Mtrs. of Final Plot No.68/1 and land admeasuring 1275 Sq. Mtrs. of Final Plot No.68/2 aggregating 6070 Sq. Mtrs., Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3743 Sq. Mtrs. of Survey No.633, land admeasuring 4249 Sq. Mtrs. of Survey No.640 and land admeasuring

2125 Sq. Mtrs. of Survey No.644 aggregating 10117 Sq. Mtrs.) to M/s. Aman Corporation – a Partnership Firm through its Partner Mr. Kaivankumar Vinodchandra Shah by registered Sale Deed executed on dated 14/10/2010. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-5 (Narol) vide Index No.10781. Entry to the said effect is made in Revenue Records vide Entry No.16316 dated 01/12/2010 which is certified by Competent Authority on dated 14/02/2011 for Survey No.633 and 640; and vide Entry No.16931 dated 30/09/2011 which is certified by Competent Authority on dated 25/01/2012 for Survey No.644.

I further find that Mr. Ravin Bhanubhai Sangani executed General Power of Attorney on dated 13/01/2014 in favour of Mr. Bhanubhai Jadavbhai Sangani to do all such acts as mentioned in the said Power of Attorney including to execute Agreement to Sale, Sale Deed etc.

I further find that M/s. Aman Corporation – a Partnership Firm through its Partners namely 1) Kaivankumar Vinodchandra Shah, 2) Gaurav Vinodchandra Shah, 3) Rikesh Motilal Shah, 4) Pravinkumar Bhogilal Shah, 5) Jayantilal Champalal Mehta, 6) Ravin Bhanubhai Sangani through his Power of Attorney Holder Bhanubhai J. Sangani, 7) Ankur Arvindbhai Sangani, 8) Krunal Hanubhai Sangani, 9) Rasheshbhai Vitthalbhai Limbasiya, and 10) Kaushik Arvindbhai Sangani sold and conveyed non agricultural land admeasuring 1275 Sq. Mtrs. of Final Plot No.68/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 2125 Sq. Mtrs. of Survey No.644) to 1) Kaivankumar Vinodchandra Shah, 2) Gaurav Vinodchandra Shah, 3) Rikesh Motilal Shah, 4) Pravinkumar Bhogilal Shah, 5) Jayantilal Champalal Mehta by registered Sale Deed executed on dated 11/09/2017. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-11 (Aslali) vide Index No.10392 registered on dated 12/09/2017. Entry to the said effect is made in Revenue Records vide Entry No.19967 dated 26/09/2017 which is certified by Competent Authority on dated 13/11/2017.

I further find that Town Planner, Ahmedabad issued Letter vide Ref. No.NaryoNo.80/Vatva-6/Case No.45/2+ 67+68+71/10138 dated 17/11/2018 by which it is obvious that land of Survey No.632/2 admeasuring 3845 Sq. Mtrs., 632/1 admeasuring 4148 Sq. Mtrs., 641 admeasuring 8195 Sq. Mtrs., 633 admeasuring 3743 Sq. Mtrs., 640 admeasuring 4249 Sq. Mtrs., 644 admeasuring 2125 Sq. Mtrs. total admeasuring 26305 Sq. Mtrs. and land of Survey No.639 admeasuring 5059 Sq. Mtrs. total aggregating 31364 Sq. Mtrs. is allotted Final Plot No.45/2+67+68/1+68/2+71 and area of land is fixed to 15780 and 3036 Sq. Mtrs. aggregating 18816 Sq. Mtrs.

I further find that 1) Kaivankumar Vinodchandra Shah, 2) Gaurav Vinodchandra Shah, 3) Rikesh Motilal Shah, 4) Pravinkumar Bhogilal Shah, 5) Jayantilal Champalal Mehta Sangani sold and conveyed non agricultural land 1275 Sq. Mtrs. of Final Plot No.68/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 2125 Sq. Mtrs. of Survey No.644) to M/s. Laxmi Goldorna House Limited – a Limited Company through its Authorized Director Mr. Jayesh Chinubhai Shah by registered Sale Deed executed on dated 13/10/2017. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-11 (Aslali) vide Index No.12128. Entry to the said effect is made in Revenue Records vide Entry No.19987 dated 06/11/2017 which is certified by Competent Authority on dated 03/01/2018.

I further find that M/s. Laxmi Goldorna House Limited is a Limited Company incorporated under the provisions of Companies Act, 1956 bearing Corporate I.D. No.U36911GJ2010PLC059127.

I further find that Airports Authority of India issued No Objection Certificate for Height Clearance vide NOC I.D. No. AHME/West/B/102318/344275 dated 26/10/2018 which is valid upto 25/10/2026.

I further find that M/s. Laxmi Goldorna House Limited has taken loan from Indiabulls Housing Finance Limited by mortgaging the said property. I further find that the said mortgage is registered in the Office of Sub Registrar, Ahmedbad-11 (Aslali) vide Index No.899 dated 19/01/2018. I further find that the said loan is still continuing.

I further find that Mr. Abhishek Munjasara - Partner of Dipesh Chokshi & Co., Chartered Accountant issued search report dated 12/02/2019 for search taken from the Office of Registrar of Companies for M/s. Laxmi Goldorna House Limited and found that there is charge of Indiabulls Housing Finance Limited on the said property.

In view of what is stated above, I am of the opinion that the title of the said property is clear, marketable and free from encumbrances, subject to charge of Indiabulls Housing Finance Limited and subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna House Limited regarding title of the property, and **B)** subject to terms and conditions mentioned in non agricultural use permission.

DATED THIS 02nd DAY OF MAY, 2019 AT AHMEDABAD.

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) Please note that some registration records of the year, 1989 to 1993 of Sub Registrar Office are misplaced/destroyed/torned out, hence it cannot be inspected and its search is not available.

2) That the computerized records is not well prepared/maintained by State Government Agency may be erroneous resulting into my error.

3) It is informed to me that there is no litigation pending before any Court of Law or other authorities.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 259/2019

Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE CERTIFICATE

Reg: In the matter of Investigation of title of immovable non agricultural land admeasuring 1275 Sq. Mtrs. of Final Plot No.68/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 2125 Sq. Mtrs. of Survey No.644) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

This is to state that I have examined title of the property belonging to M/s. Laxmi Goldorna House Limited –a Limited Company and have caused to be taken necessary searches from the available Revenue Records and available Sub Registry Records for last 30 years through my Search Clerk and after verification of available documents and from that and from the information given to me and believing the same to be true, correct and trustworthy and also believing the revenue record / documents / copies / papers etc. furnished in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said Land during the period for which the record is not available which would make the title defective, I here by opine that the same is clear, marketable and free from encumbrances, subject to charge of Indiabulls Housing Finance Limited and subject to **A)** Usual

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.

Declaration made on oath by the Directors of M/s. Laxmi Goldorna House Limited regarding title of the property, and **B)** subject to terms and conditions mentioned in non agricultural use permission.

Dated this 02nd DAY OF MAY, 2019

(OMKAR MISHRA)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) This is to inform that Search of Registration Record of Immediate Past about 2-3 months is not available.

2) Please note that the some registration record of Sub Registrar Office is destroyed / torned out, hence it cannot be inspected and its search is not available. That the computerized records are not well prepared / maintained by State Government Agency and hence may be erroneous resulting into my error.

3) Please ascertain that the Govt. authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body, gas line, Electricity lines etc. situated nearby, or road laying and widening or proposed public transportation system in surrounding areas. Also verify that there is no acquisition in said land and there are no pending litigations or injunction/status quo granted therein in respect of said land.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 259/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

Sir,

Sub: Search Report/No Encumbrance Certificate in case of immovable non agricultural land admeasuring 1275 Sq. Mtrs. of Final Plot No.68/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 2125 Sq. Mtrs. of Survey No.644) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company

With reference to abovementioned subject, I have been instructed to issue Search Report/No Encumbrance Certificate by obtaining search report from the Office of Sub Registrar. I am issuing this Search Report/No Encumbrance Certificate relying on search report issued by the Office of Sub Registrar for the said property.

That from the search receipt and search report provided by Sub Registrar, Ahmedabad-11 (Aslali) it is found that there is no charge on the said property. Hence it may be stated that title of the said property is clear, marketable and free from encumbrances, subject to charge of Indiabulls Housing Finance Limited.

SCHEDULE OF THE PROPERTY

All that non agricultural land admeasuring 1275 Sq. Mtrs. of Final Plot No.68/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 2125 Sq. Mtrs. of Survey No.644) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali).

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

8

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 256/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE REPORT

Reg: In the matter of Investigation of title of immovable non agricultural land admeasuring 2307 Sq. Mtrs. of Final Plot No.45/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3845 Sq. Mtrs. of Survey No.632/2) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

As per your instructions, I have investigated title of the above referred property and have caused to be taken searches (partly manual and partly computerized) of available revenue and registration records for last 30 years through my search clerk and from information given to me and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc. lying in the file to be true and genuine, and also based upon the information given by owners that no transfer/ agreement was made in respect of the land during the period for which the records are not available which would make the title defective and there is no litigation/adverse order for the said land and/or against the owners, I hereby give my report on the title as under:

It appears vide Revenue Entry No.4797 dated 17/08/1957 which is certified by Competent Authority on dated 14/03/1958 that land bearing Survey No.632/2 was belonging to 1) Mohanlal Nathabhai Shah, 2)

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.

Kaushikbhai Manibhai Shah, 3) Mukeshbhai Manibhai Shah, and 4) Bai Savitaben – Widow of Manibhai Nathabhai.

I further find that Mohanlal Nathabhai Shah died intestate on dated 22/12/1961 leaving behind his legal heirs namely Chanchalben - Widow of Mohanlal Nathabhai. Entry to the said effect is made in Revenue Records vide Entry No.5572 dated 17/01/1962 which is certified by Competent Authority.

I further find that Devaji Sagalji died intestate on dated 22/09/1963 leaving behind his legal heirs namely 1) Gandaji Devaji, 2) Jesangji Devaji, 3) Visaji Devaji, 4) Ramaji Devaji, 5) Jiviben Devaji, 6) Shakriben Devaji, and 7) Bai Daliba – Widow of Devaji Sagalji. Entry to the said effect is made in Revenue Records vide Entry No.5838 dated 11/08/1964 which is certified by Competent Authority on dated 22/09/1964.

I further find that name of Devaji Sagalji and his legal heirs are deleted from Revenue Records vide its Order dated 10/02/1965. Entry to the said effect is made in Revenue Records vide Entry No.6273 dated 13/04/1966 which is certified by Competent Authority.

I further find that 1) Bai Chanchal – Widow of Mohanlal Nathalal, 2) Sativaben – Widow of Manilal Nathalal for self and as natural guardian of a) Minor Kaushikbhai and b) Minor Mukeshbhai sold and conveyed land of Survey No.632/2 to 1) Visaji Devaji and 2) Jesangji Devaji by registered Sale Deed executed on dated 16/02/1968. Entry to the said effect is made in Revenue Records vide Entry No.7362 dated 16/05/1972 which is certified by Competent Authority on dated 08/07/1972.

I further find that Jesangji Devaji Thakor died intestate on dated 17/05/1986 leaving behind his legal heirs namely 1) Ujamben – Widow of Jesangji Devaji Thakor, 2) Amrutben Jesangji Devaji. Entry to the said

effect is made in Revenue Records vide Entry No.10472 dated 27/02/1989 which is certified by Competent Authority on dated 13/06/1989.

I further find that Visaji Devaji died intestate on dated 13/04/1989 leaving behind his legal heirs namely 1) Kantaben - Widow of Visaji Devaji, 2) Laxmiben - Widow of Visaji Devaji, 3) Jasiben - D/o. Visaji Devaji, 4) Tejaben - D/o. Visaji Devaji, 5) Minor Rameshji Visaji through their natural guardian Kantaben Visaji. Entry to the said effect is made in Revenue Records vide Entry No.10713 dated 18/06/1990 which is certified by Competent Authority on dated 28/07/1990.

I further find that Laxmiben Visaji died intestate on dated 11/07/2003, hence her name deleted from Revenue Records. Entry to the said effect is made in Revenue Records vide Entry No.14546 dated 23/05/2007 which is certified by Competent Authority on dated 07/07/2007.

I further find that Ujamben - Widow of Jesangji Devaji Thakor died intestate on dated 24/04/2009, hence her name deleted from Revenue Records. Entry to the said effect is made in Revenue Records vide Entry No.15595 dated 18/11/2009 which is certified by Competent Authority on dated 12/01/2010.

I further find that 1) Amrutaben - D/o. Jesangji Devaji, 2) Kantaben - Widow of Visaji Devaji, 3) Jashiben - D/o. Visaji Devaji, 4) Tejaben - D/o. Visaji Devaji, 5) Rameshbhai Visaji sold and conveyed land admeasuring 3845 Sq. Mtrs. of Survey No.632/2 to Sureshbhai Ugarchand Gadecha by registered Sale Deed executed on dated 14/09/2009. I further find that 1) Jashiben - Wife of Rameshbhai and 2-a) Minor Dipeshbhai Rameshbhai, 2-b) Minor Chetanbhai Rameshbhai, 2-c) Minor Bhumikaben Rameshbhai, and 2-d) Minor Pinkiben Babubhai through their natural guardian Rameshbhai Visaji being family members of Rameshbhai Visaji joined the said Sale Deed as Confirming Parties and confirmed the said Sale Deed. The said Sale Deed is registered in the Office of Sub Registrar,

Ahmedabad-5 (Narol) vide Index No.6084. Entry to the said effect is made in Revenue Records vide Entry No.15599 dated 18/11/2009 which is certified by Competent Authority on dated 12/01/2010.

I further find that Sureshbhai Ugarchand Gadecha sold and conveyed land admeasuring 3845 Sq. Mtrs. of Survey No.632/2 to Bhavesh Bhikhubhai Tanti by registered Sale Deed executed on dated 02/03/2010. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-5 (Narol) vide Index No.2103. Entry to the said effect is made in Revenue Records vide Entry No.15894 dated 14/05/2010 which is certified by Competent Authority on dated 18/08/2010.

I further find that Bhavesh Bhikhubhai Tanti sold and conveyed land admeasuring 3845 Sq. Mtrs. of Survey No.632/2 to Kaushik Arvindbhai Sangani by registered Sale Deed executed on dated 30/07/2013. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-13 (City) vide Index No.1757. Entry to the said effect is made in Revenue Records vide Entry No.18063 dated 30/07/2013 which is certified by Competent Authority on dated 01/11/2013.

Meantime Town Planning Scheme No.80 is implemented and land bearing Survey No.632/2 is allotted Final Plot No.45/2 and area of land is fixed to 2307 Sq. Mtrs.

I further find that Collector, Ahmedabad granted non agricultural use permission for residential purpose for land admeasuring 2307 Sq. Mtrs. of Survey No.632/2, Final Plot No.45/2, Town Planning Scheme No.80 vide its Order No.CB/Jamin-3/NA/Vatva/S.No.632/2/SR-785/2016 dated 20/04/2017. Entry to the said effect is made in Revenue Records vide Entry No.19825 dated 02/06/2017 which is certified by Competent Authority on dated 06/07/2017.

I further find that Kaushik Arvindbhai Sangani sold and conveyed non agricultural land admeasuring 2307 Sq. Mtrs. of Final Plot No.45/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3845 Sq. Mtrs. of Survey No.632/2) to M/s. Laxmi Goldorna House Limited – a Limited Company through its Authorized Director Mr. Jayesh Chinubhai Shah by registered Sale Deed executed on dated 05/07/2017. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-11 (Aslali) vide Index No.7507 registered on dated 12/07/2017. Entry to the said effect is made in Revenue Records vide Entry No.19915 dated 22/08/2017 which is certified by Competent Authority on dated 06/10/2017.

I further find that M/s. Laxmi Goldorna House Limited is a Limited Company incorporated under the provisions of Companies Act, 1956 bearing Corporate I.D. No.U36911GJ2010PLC059127.

I further find that Declaration-cum-Confirmation Deed is executed on dated 09/09/2017 by Kaushik Arvindbhai Sangani by which it is obvious that Kaushik Arvindbhai Sangani had received total consideration for the said property from M/s. Laxmi Goldorna House Limited and nothing remains dues against the said Land and he confirms the sale deed bearing Index No.7507 dated 12/07/2017.

I further find that Airports Authority of India issued No Objection Certificate for Height Clearance vide NOC I.D. No. AHME/West/B/102318/344275 dated 26/10/2018 which is valid upto 25/10/2026.

I further find that Town Planner, Ahmedabad issued Letter vide Ref. No.NaryoNo.80/Vatva-6/Case No.45/2+ 67+68+71/10138 dated 17/11/2018 by which it is obvious that land of Survey No.632/2 admeasuring 3845 Sq. Mtrs., 632/1 admeasuring 4148 Sq. Mtrs., 641 admeasuring 8195 Sq. Mtrs., 633 admeasuring 3743 Sq. Mtrs., 640

admeasuring 4249 Sq. Mtrs., 644 admeasuring 2125 Sq. Mtrs. total admeasuring 26305 Sq. Mtrs. and land of Survey No.639 admeasuring 5059 Sq. Mtrs. total aggregating 31364 Sq. Mtrs. is allotted Final Plot No.45/2+67+68/1+68/2+71 and area of land is fixed to 15780 and 3036 Sq. Mtrs. aggregating 18816 Sq. Mtrs.

I further find that Mr. Abhishek Munjasara - Partner of Dipesh Chokshi & Co., Chartered Accountant issued search report dated 12/02/2019 for search taken from the Office of Registrar of Companies for M/s. Laxmi Goldorna House Limited and found no charge on the said property.

In view of what is stated above, I am of the opinion that the title of the said property is clear, marketable and free from encumbrances, subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna House Limited regarding title of the property, and **B)** subject to terms and conditions mentioned in non agricultural use permission.

DATED THIS 02nd DAY OF MAY, 2019 AT AHMEDABAD.

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) Please note that some registration records of the year, 1989 to 1993 of Sub Registrar Office are misplaced/destroyed/torned out, hence it cannot be inspected and its search is not available.

2) That the computerized records is not well prepared/maintained by State Government Agency may be erroneous resulting into my error.

3) It is informed to me that there is no litigation pending before any Court of Law or other authorities.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 256/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE CERTIFICATE

Reg: In the matter of Investigation of title of immovable non agricultural land admeasuring 2307 Sq. Mtrs. of Final Plot No.45/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3845 Sq. Mtrs. of Survey No.632/2) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

This is to state that I have examined title of the property belonging to M/s. Laxmi Goldorna House Limited –a Limited Company and have caused to be taken necessary searches from the available Revenue Records and available Sub Registry Records for last 30 years through my Search Clerk and after verification of available documents and from that and from the information given to me and believing the same to be true, correct and trustworthy and also believing the revenue record / documents / copies / papers etc. furnished in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said Land during the period for which the record is not available which would make the title defective, I here by opine that the same is clear, marketable and free from encumbrances, subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.

House Limited regarding title of the property, and **B)** subject to terms and conditions mentioned in non agricultural use permission.

Dated this 02nd day of MAY, 2019

(OMKAR MISHRA)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) This is to inform that Search of Registration Record of Immediate Past about 2-3 months is not available.

2) Please note that the some registration record of Sub Registrar Office is destroyed / torned out, hence it cannot be inspected and its search is not available. That the computerized records are not well prepared / maintained by State Government Agency and hence may be erroneous resulting into my error.

3) Please ascertain that the Govt. authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body, gas line, Electricity lines etc. situated nearby, or road laying and widening or proposed public transportation system in surrounding areas. Also verify that there is no acquisition in said land and there are no pending litigations or injunction/status quo granted therein in respect of said land.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 256/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

Sir,

Sub: Search Report/No Encumbrance Certificate in case of immovable non agricultural land admeasuring 2307 Sq. Mtrs. of Final Plot No.45/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3845 Sq. Mtrs. of Survey No.632/2) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

With reference to abovementioned subject, I have been instructed to issue Search Report/No Encumbrance Certificate by obtaining search report from the Office of Sub Registrar. I am issuing this Search Report/No Encumbrance Certificate relying on search report issued by the Office of Sub Registrar for the said property.

That from the search receipt and search report provided by Sub Registrar, Ahmedabad-11 (Aslali) it is found that there is no charge on the said property. Hence it may be stated that title of the said property is clear, marketable and free from encumbrances.

SCHEDULE OF THE PROPERTY

All that non agricultural land admeasuring 2307 Sq. Mtrs. of Final Plot No.45/2, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 3845 Sq. Mtrs. of Survey No.632/2) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali).

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 258/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE REPORT

Reg: In the matter of Investigation of title of immovable non agricultural land admeasuring 3036 Sq. Mtrs. of Final Plot No.71, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 5059 Sq. Mtrs. of Survey No.639) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

As per your instructions, I have investigated title of the above referred property and have caused to be taken searches (partly manual and partly computerized) of available revenue and registration records for last 30 years through my search clerk and from information given to me and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc. lying in the file to be true and genuine, and also based upon the information given by owners that no transfer/ agreement was made in respect of the land during the period for which the records are not available which would make the title defective and there is no litigation/adverse order for the said land and/or against the owners, I hereby give my report on the title as under:

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It appears vide Revenue Entry No.7117 dated 01/07/1971 that land admeasuring 1 Acre 10 Gunthas of Survey of 639 was belonging to Rameshchandra Atmaram Trivedi. I further find that Rameshchandra Atmaram Trivedi purchased the said land from Atmaram Mahasukhram Trivedi by registered Sale Deed executed on dated 01/01/1971. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad vide Index No.7.

I further find that Rameshchandra Atmaram Trivedi sold and conveyed land admeasuring 1 Acre 10 Gunthas of Survey No.639 to Aataji Nathaji Thakor by registered Sale Deed executed on dated 05/06/1972. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad vide Index No.7222. Entry to the said effect is made in Revenue Records vide Entry No.7677 dated 17/05/1974.

I further find that Aataji Nathaji Thakor died intestate on dated 21/11/1989 and his wife Motiben Aataji Thakor also died intestate leaving behind their legal heirs namely 1) Bhupatsinh Aataji, 2) Laxmanbhai Aataji, 3) Shakriben - D/o. Aataji Nathaji, 4) Jasiben - D/o. Aataji Nathaji, and 5) Manchaben - D/o. Aataji Nathaji. Entry to the said effect is made in Revenue Records vide Entry No.10468 dated 27/02/1989 which is certified by Competent Authority on dated 16/06/1989.

I further find that 1) Bhupatsinh Aataji, 2) Laxmanbhai Aataji, 3) Shakriben - D/o. Aataji Nathaji, 4) Jasiben - D/o. Aataji Nathaji, and 5) Manchaben - D/o. Aataji Nathaji through their Power of Attorney Holder Johrabibi - Widow of Abdulrehman Ganibhai Qureshi sold and conveyed land admeasuring 5059 Sq. Mtrs. of Survey No.639 to Johrabibi - Widow of Abdulrehman Ganibhai Qureshi by registered Sale Deed executed on dated 16/07/2004. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-5 (Narol) vide Index No.2205. Entry to the said

effect is made in Revenue Records vide Entry No.14057 dated 04/04/2005 which is certified by Competent Authority on dated 16/06/2005.

I further find that Johrabibi - Widow of Abdulrehman Ganibhai Qureshi died intestate on dated 01/03/2007 and Abdulrehman Ganibhai died intestate on dated 13/08/1999 leaving behind their legal heirs namely 1) Gulammustafa Abdulrehman, 2) Abdulsattar Abdulrehman, 3) Abdulgani Abdulrehman, 4) Tajmohmmad Abdulrehman, 5) Mohammadisaq Abdulrehman, 6) Zubedaben Abdulrehman, 7) Najmunnisha Abdulrehman, 8) Gulamhusain Abdulrehman. Entry to the said effect is made in Revenue Records vide Entry No.14844 dated 14/03/2008 which is certified by Competent Authority on dated 02/05/2008.

I further find vide Revenue Entry No.15024 dated 08/07/2008 which is certified by Competent Authority on dated 02/04/2009 that there is Civil Suit No.285/1976 but on the basis of Affidavit/Consent Letter submitted by Applicant for the land of Survey No.639 and Survey No.1327 stating that the said lands are sold many years ago and names of new purchasers are entered in Revenue Records, hence there is no need to take legal action against the land owners of Survey No.639 and 1327 and applicants submit consent regarding certification of Revenue Entry No.15024 for Survey No.477, 608/1, 624 and 1167 (Paiki) and not for land of Survey No.639 and 1327 and accordingly Revenue Entry is certified. Thus in my view, it may be stated that Order passed in Civil Suit No.285/1976 will not affect land of Survey No.639 and 1327.

I further find that 1) Gulammustafa Abdulrehman, 2) Abdulsattar Abdulrehman, 3) Abdulgani Abdulrehman, 4) Tajmohmmad Abdulrehman, 5) Mohammadisaq Abdulrehman, 6) Zubedaben Abdulrehman, 7) Najmunnisha Abdulrehman, 8) Gulamhusain Abdulrehman executed Irrevocable Power of Attorney on dated 13/08/2018 in favour of Jayesh

Chinubhai Shah to do all such acts as mentioned in the said Power of Attorney including to execute Agreement to Sale, Sale Deed etc. The said Irrevocable Power of Attorney is registered in the Office of Sub Registrar, Ahmedabad-13 (City) vide Index No.1951.

Meantime Town Planning Scheme No.80 is implemented and land bearing Survey No.639 is allotted Final Plot No.71 and area of land is fixed to 3036 Sq. Mtrs.

I further find that 1) Gulammustafa Abdulrehman, 2) Abdulsattar Abdulrehman, 3) Abdulgani Abdulrehman, 4) Tajmohmmad Abdulrehman, 5) Mohammadisaq Abdulrehman, 6) Zubedaben Abdulrehman, 7) Najmunnisha Abdulrehman, 8) Gulamhusain Abdulrehman through their Power of Attorney Holder Jayesh Chinubhai Shah sold and conveyed land admeasuring 5059 Sq. Mtrs. of Survey No.639 to Jayesh Chinubhai Shah by registered Sale Deed executed on dated 23/10/2018. The said Sale Deed is registered in the Office of Sub Registrar, Ahmedabad-13 (City) vide Index No.2494. Entry to the said effect is made in Revenue Records vide Entry No.20511 dated 23/10/2018 which is certified by Competent Authority on dated 30/11/2018.

I further find that Airports Authority of India issued No Objection Certificate for Height Clearance vide NOC I.D. No. AHME/West/B/102318/344275 dated 26/10/2018 which is valid upto 25/10/2026.

I further find that Town Planner, Ahmedabad issued Letter vide Ref. No.NaryoNo.80/Vatva-6/Case No.45/2+ 67+68+71/10138 dated 17/11/2018 by which it is obvious that land of Survey No.632/2 admeasuring 3845 Sq. Mtrs., 632/1 admeasuring 4148 Sq. Mtrs., 641 admeasuring 8195 Sq. Mtrs., 633 admeasuring 3743 Sq. Mtrs., 640

admeasuring 4249 Sq. Mtrs., 644 admeasuring 2125 Sq. Mtrs. total admeasuring 26305 Sq. Mtrs. and land of Survey No.639 admeasuring 5059 Sq. Mtrs. total aggregating 31364 Sq. Mtrs. is allotted Final Plot No.45/2+67+68/1+68/2+71 and area of land is fixed to 15780 and 3036 Sq. Mtrs. aggregating 18816 Sq. Mtrs.

I further find that Collector, Ahmedabad granted revised non agricultural use permission for multipurpose purpose for land admeasuring 3036 Sq. Mtrs. of Survey No.639, Final Plot No.71, Town Planning Scheme No.80 vide its Order No.CB/NA/Ahmedabad/Vatva/639/996749/2019 dated 11/02/2019.

I further find that Mr. Abhishek Munjasara – Partner of Dipesh Chokshi & Co., Chartered Accountant issued search report dated 12/02/2019 for search taken from the Office of Registrar of Companies for M/s. Laxmi Goldorna House Limited and found no charge on the said property.

I further find that Jayeshbhai Chinubhai Shah assigned non agricultural land admeasuring 3036 Sq. Mtrs. of Final Plot No.71, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 5059 Sq. Mtrs. of Survey No.639) to M/s. Laxmi Goldorna House Limited – a Limited Company through its Authorized Director Mr. Jayesh Chinubhai Shah by registered Assignment Deed (Without Consideration) executed on dated 16/02/2019. The said Assignment Deed (Without Consideration) is registered in the Office of Sub Registrar, Ahmedabad-11 (Aslali) vide Index No.2204 dated 08/03/2019. Entry to the said effect is made in Revenue Records vide Entry No.20752 dated 13/03/2019 which is mentioned as disputed (Takrari) due to objection raised by Kanaiyalal Atmaram Trivedi and Others. But now matter is compromised and application is made before City Mamlatdar (Vatva) for certification of Revenue Entry No.20752 dated 13/03/2019.

I further find that M/s. Laxmi Goldorna House Limited is a Limited Company incorporated under the provisions of Companies Act, 1956 bearing Corporate I.D. No.U36911GJ2010PLC059127.

I further find that Mr. Abhishek Munjasara - Partner of Dipesh Chokshi & Co., Chartered Accountant issued search report dated 12/02/2019 for search taken from the Office of Registrar of Companies for M/s. Laxmi Goldorna House Limited and found no charge on the said property.

In view of what is stated above, I am of the opinion that the title of the said property is clear, marketable and free from encumbrances, subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna House Limited regarding title of the property, **B)** subject to terms and conditions mentioned in non agricultural use permission, and **C)** subject to certification of Revenue Entry in favour of M/s. Laxmi Goldorna House Limited transferred through Assignment Deed.

DATED THIS 02nd DAY OF MAY, 2019 AT AHMEDABAD.

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) Please note that some registration records of the year, 1989 to 1993 of Sub Registrar Office are misplaced/destroyed/torned out, hence it cannot be inspected and its search is not available.

2) That the computerized records is not well prepared/maintained by State Government Agency may be erroneous resulting into my error.

3) It is informed to me that there is no litigation pending before any Court of Law or other authorities.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O) 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 258/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

TITLE CERTIFICATE

Reg: In the matter of Investigation of title of immovable non agricultural land admeasuring 3036 Sq. Mtrs. of Final Plot No.71, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 5059 Sq. Mtrs. of Survey No.639) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

This is to state that I have examined title of the property belonging to M/s. Laxmi Goldorna House Limited –a Limited Company and have caused to be taken necessary searches from the available Revenue Records and available Sub Registry Records for last 30 years through my Search Clerk and after verification of available documents and from that and from the information given to me and believing the same to be true, correct and trustworthy and also believing the revenue record / documents / copies / papers etc. furnished in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said Land during the period for which the record is not available which would make the title defective, I here by opine that the same is clear, marketable and free from encumbrances, subject to **A)** Usual Declaration made on oath by the Directors of M/s. Laxmi Goldorna

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House Limited regarding title of the property, **B)** subject to terms and conditions mentioned in non agricultural use permission, and **C)** subject to certification of Revenue Entry in favour of M/s. Laxmi Goldorna House Limited transferred through Assignment Deed.

Dated this 02nd DAY OF MAY, 2019

(OMKAR MISHRA)
Advocate

NOTE OF CAUTION AND DISCLAIMER:

1) This is to inform that Search of Registration Record of Immediate Past about 2-3 months is not available.

2) Please note that the some registration record of Sub Registrar Office is destroyed / torned out, hence it cannot be inspected and its search is not available. That the computerized records are not well prepared / maintained by State Government Agency and hence may be erroneous resulting into my error.

3) Please ascertain that the Govt. authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body, gas line, Electricity lines etc. situated nearby, or road laying and widening or proposed public transportation system in surrounding areas. Also verify that there is no acquisition in said land and there are no pending litigations or injunction/status quo granted therein in respect of said land.

OMKAR MISHRA B.Sc., LL.B.

Advocate

Mobile : 9426002949
Phone : (O). 079-26855451
E-mail : omkar1963@yahoo.co.in

Ref.: 258/2019 Date : 02/05/2019

To,
M/s. Laxmi Goldorna House Limited
Vatva, Ahmedabad.

Sir,

Sub: Search Report/No Encumbrance Certificate in case of immovable non agricultural land admeasuring 3036 Sq. Mtrs. of Final Plot No.71, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 5059 Sq. Mtrs. of Survey No.639) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to M/s. Laxmi Goldorna House Limited – a Limited Company.

With reference to abovementioned subject, I have been instructed to issue Search Report/No Encumbrance Certificate by obtaining search report from the Office of Sub Registrar. I am issuing this Search Report/No Encumbrance Certificate relying on search report issued by the Office of Sub Registrar for the said property.

That from the search receipt and search report provided by Sub Registrar, Ahmedabad-11 (Aslali) it is found that there is no charge on the said property. Hence it may be stated that title of the said property is clear, marketable and free from encumbrances.

SCHEDULE OF THE PROPERTY

All that non agricultural land admeasuring 3036 Sq. Mtrs. of Final Plot No.71, Town Planning Scheme No.80 (allotted in lieu of land admeasuring 5059 Sq. Mtrs. of Survey No.639) situate, lying, and being at Mouje Vatva, Taluka Vatva in Registration District Ahmedabad and Sub District Ahmedabad-11 (Aslali).

Place : Ahmedabad.
Date : 02/05/2019

(Omkar Mishra)
Advocate

Office : 92-A, New York Tower-'A', Near Thaltej Cross Road, Thaltej, Ahmedabad - 380054.