

LAKHANI GANDHI & CO. (Ahmedabad)

Solicitors, Advocates & Notary*

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Ref. No. :
Date : 2013/2646

TITLE CLEARANCE CERTIFICATE

Re:- Investigation of title to the Freehold Non-Agricultural Land bearing Final Plot No.27 admeasuring 4654 sq.mts. of Town Planning Scheme No.22 of Mouje Paldi of City Taluka now Ahmedabad City – (Western) in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) together with old superstructure standing thereon more particularly described in the Schedule hereunder written belonging to M/s. HEMANT BROTHERS, a partnership firm having its principal place of business at Super Market, Behind Handloom House, Ashram Road, Ahmedabad.

THIS IS TO CERTIFY THAT, we have investigated the title to the above referred property which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 16/12/2012 and did not receive any objection in response thereto as also after taking necessary searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub-Registrar of Ahmedabad-4 (Paldi) for the last more than 30 years for the



said purpose as also on perusal and verification of relevant deeds, documents, declaration, and other writing as also TPS records, permission, papers and plan etc. and relying on Declaration-Cum-Indemnity made on oath by (1) Hasmukhlal Chimanlal H.U.F through its Karta or Manager Shri Hasmukhlal Chimanlal (2) Hemantkumar Chimanlal H.U.F. through its Karta or Manager Shri Hemantkumar Chimanlal (3) Gautamkumar Chimanlal H.U.F through its Karta or Manager Shri Gautamkumar Chimanlal (4) Vikramkumar Chimanlal H.U.F through its Karta or Manager Shri Vikramkumar Chimanlal and (5) Umeshkumar Chimanlal H.U.F through its Karta or Manager Shri Umeshkumar Chimanlal being all partners of M/s. Hemant Brothers and (1) Smt. Ansuyaben Hasmukhlal (2) Smt. Dhariniben d/o. Hasmukhlal Chimanlal w/o. Kalyanbhai (3) Shri Mayurbhai Hasmukhlal (4) Smt. Swatiben Mayurbhai (5) Shri Malharbhai Mayurbhai (unmarried) (6) Miss Khushooben Mayurbhai all through their Power of Attorney holder Shri Hasmukhlal Chimanlal (7) Smt. Hansaben Hemantkumar (8) Smt. Namitaben d/o. Hemantkumar Chimanlal w/o. Jagatbhai (9) Shri Mananbhai Hemantkumar (10) Smt. Amiben Mananbhai (11) Shri Harshbhai Mananbhai (unmarried) (12) Miss Devanshiben Mananbhai all through their Power of Attorney holder Shri Hemantkumar Chimanlal (13) Smt. Dakshaben Gautamkumar (14) Smt. Falguniben d/o. Gautamkumar Chimanlal w/o. Nirajbhai Parikh (15) Smt. Ashiniben d/o. Gautamkumar Chimanlal w/o. Saurinbhai (16) Smt. Alpaben wd/o.

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3

Date :

Dhavalbhai Gautamkumar for self and also as natural guardian and mother of her Minor daughters Diaa and Trisha all through their Power of Attorney holder Shri Gautamkumar Chimanlal (17) Smt. Kashmiraben Vikramkumar (18) Smt. Prachiben d/o. Vikramkumar Chimanlal w/o. Taralbhai (19) Shri Nikenbhai Vikramkumar for self and also as natural guardian and father of his Minor son Tanish and Minor daughter Ritvi (20) Smt. Shalviben Nikenbhai all through their Power of Attorney holder Shri Vikramkumar Chimanlal (21) Smt. Bhartiben Umeshkumar (22) Smt. Shilpiben d/o. Umeshkumar Chimanlal w/o. Sujanbhai and (23) Smt. Hiralben d/o. Umeshkumar Chimanlal w/o. Ashishbhai all through their Power of Attorney holder Shri Umeshkumar Chimanlal, being all coparceners/members of aforesaid HUF partners attested by Khalida Momin, a Notary Public of Ahmedabad on 09/03/2013, we are of the opinion that the title to the said property is clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to Right of Tenant in the part of the said property standing on the said land.



THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Freehold Non Agricultural land bearing Final Plot No. 27 admeasuring 4654 sq. mts. of T.P.S. No. 22 of Mouje Paldi of Ahmedabad City Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad – 4 (Paldi) togetherwith Old superstructure consisting of Factory Buildings/Workshops adm. 133.62 sq. mts., and other construction admeasuring 1006.38 sq. mts. in aggregate admeasuring 1140.00 sq. mts. standing thereon and part of the same in actual and physical possession of the said Vendor and remaining thereof in possession of Tenant therein and the same is bounded as follows :

On or towards the North	:	By 100 ft. wide Sarkhej Road
On or towards the South	:	By Final Plot No. 30 and 31
On or towards the East	:	By Final Plot No. 25 and 26
On or towards the West	:	By 20 ft wide Road

DATED THIS 9th DAY OF MARCH, 2013.



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani
ADVOCATE