



Bipinchandra R. Patel & Jurists UNO
Solicitors, Advocates & Jurists UNO

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TITLE CLEARANCE CERTIFICATE

File No. 20054

Date-07/02/2011

Re: In the matter of Investigation of Title to the Non-Agricultural Land bearing consolidated Block No. 255 (Old Block Nos. 255, 256, 257, 258 and 289) admeasuring about 47855 Sq. Mtrs., situated at Mouje Shela, Taluka Sanand in the District of Ahmedabad & Registration Sub-District of Sanand and belonging to M/s. Vraj Corporation, a partnership firm having its Office at 2nd Floor, Maruti Arcade, Nr. Shivranjani Cross Road, 132 Feet Ring Road, Satellite, Ahmedabad-380 015.

THIS IS TO CERTIFY THAT we have caused necessary searches with the available Revenue Records and Sub-Registry Records for a period of last Thirty years and perused and verified documents of title deeds produced before us by the aforesaid parties. We have also published a Public Notice in a Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 20/12/2010. On the basis of Declaration made on oath by aforesaid parties on 02/02/2011 before Notary Public at Ahmedabad, we have investigated the title to the said land in question belonging to aforesaid parties. We have found that the said land is clear, marketable & free from all encumbrances and reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF Non-Agricultural Land bearing consolidated Block No. 255 (Old Block Nos. 255, 256, 257, 258 and 289) admeasuring about 47855 Sq. Mtrs., situated at Mouje Shela, Taluka



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Sanand in the District of Ahmedabad & Registration Sub-District of Sanand
and the boundaries thereof are as under :-

On the East : Block No. 253 and 246
On the West : Block No. 259, 262 and 288
On the North : Block No. 290, 292 and 293
On the South : Road

For, **BIPINCHANDRA R. PATEL & JURISTS UNO**
SOLICITORS, ADVOCATES


HIREN A. RAVAL
PARTNER

NOTE :- This is to inform that sometime the search of complete
registration record is not possible because of book No. 2 of
Registration Records being in torn condition.

TCC-Shela-Block No. 255-Vraj Corporation-B. R. Developers



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SEARCH REPORT ON TITLE

File No.20054

Date-07/02/2011

Re : In the matter of Investigation of Title to the Non-Agricultural Land bearing consolidated Block No. 255 (Old Block Nos. 255, 256, 257, 258 and 289) admeasuring about 47855 Sq. Mtrs., situated at Mouje Shela, Taluka Sanand in the District of Ahmedabad & Registration Sub-District of Sanand and belonging to M/s. Vraj Corporation, a partnership firm having its Office at 2nd Floor, Maruti Arcade, Nr. Shivranjani Cross Road, 132 Feet Ring Road, Satellite, Ahmedabad-380 015.

We have caused necessary searches with the Revenue and Sub-Registry records for a period of last Thirty years from years 1981 to 2010 and we have investigated title to the said Non-Agricultural Land more particularly described in the Schedule hereunder written and we give our report on title as under :-

1. That the then Agricultural land bearing Revenue Survey No. 225 admeasuring 5 Acre 21 Guntha paiki 2 Acre 30 Guntha was belonged to Prabhu Bechar and 1 Acre 15 Guntha was belonged to Ishwarbhai Ambaram and 1 Acre 16 Guntha was belonged to Sakabhai Manibhai.
2. That the then Agricultural land bearing Revenue Survey No. 227 admeasuring 0 Acre 10 Guntha, Revenue Survey No. 226 admeasuring 0 Acre 34 Guntha, Revenue Survey No. 229 admeasuring 1 Acre 11





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Guntha, Revenue Survey No. 232 admeasuring 0 Acre 16 Guntha were belonged to Prabhu Bechar.

3. That the then Agricultural land bearing Revenue Survey No. 230 admeasuring 0 Acre 20 Guntha was belonged to Narottam Punja.
4. That the then Agricultural land bearing Revenue Survey No. 228 admeasuring 4 Acre 12 Guntha paiki 1 Acre 26 Guntha was belonged to Prabhu Bechar, 1 Acre 13 Guntha was belonged to Manilal Ambaram and 1 Acre 13 Guntha was belonged to Narottam Punja.
5. Thereafter on demise of Ishwarbhai Ambaram, the Survey No. 225 paiki admeasuring 1 Acre 15 Guntha was owned by and belonged to his son Gandabhai Ishwarbhai as per Hindu Succession Act, 1956.
6. Thereafter Prabhu Bechar had died and according to Hindu Succession Act, 1956, the names of his heirs viz., Parshottam Prabhu and Visa Prabhu were entered in the Revenue Survey No. 225 paiki admeasuring 2 Acre 30 Guntha, Revenue Survey No. 226 admeasuring 0 Acre 34 Guntha, Revenue Survey No. 227 admeasuring 0 Acre 10 Guntha, Revenue Survey No. 228 paiki admeasuring 1 Acre 26 Guntha, Revenue Survey No. 229 admeasuring 1 Acre 11 Guntha and Revenue Survey No. 232 admeasuring 0 Acre 16 Guntha. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 80 dated 09/05/1960 which was duly certified by the concerned Revenue Authority.
7. That thereafter consolidation scheme was sanctioned by the Government and as per the said Scheme and order of District Inspector, Land Record, Ahmedabad dated 27/12/1976 the lands of Parshottam Prabhu and Visa





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Prabhu, being Revenue Survey No. 225 paiki admeasuring 2 Acre 30 Guntha, Revenue Survey No. 226 admeasuring 0 Acre 34 Guntha, Revenue Survey No. 227 admeasuring 0 Acre 10 Guntha, Revenue Survey No. 228 paiki admeasuring 1 Acre 26 Guntha, Revenue Survey No. 229 admeasuring 1 Acre 11 Guntha, Revenue Survey No. 232 admeasuring 0 Acre 16 Guntha were consolidated and given New Block No. 255 and the area was fixed to the extent of 29340 Sq. Mtrs.

Revenue Survey No. 230 admeasuring 0 Acre 20 Guntha of Narottam Punja was given New Block No. 256.

Revenue Survey No. 228 paiki admeasuring 1 Acre 13 Guntha of Manilal Ambaram was given New Block No. 257 and the area was fixed to the extent of 5666 Sq. Mtrs.

Revenue Survey No. 228 paiki admeasuring 1 Acre 13 Guntha of Narottam Punja was given New Block No. 258 and the area was fixed to the extent of 5767 Sq. Mtrs.

Revenue Survey No. 225 paiki 1 Acre 15 Guntha of Gandabhai Ishwarbhai was given New Block No. 289 and the area was fixed to the extent of 5059 Sq. Mtrs. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 715 dated 11/04/1977 which was duly certified by the concerned Revenue Authority.

8. Thereafter Manilal Ambaram Patel had died and according to Hindu Succession Act, 1956 names of (i) Chandulal Manilal Ambaram, (ii) Ramabhai Manilal Ambaram, (iii) Shardaben D/o. Manilal Ambaram, (iv) Bebiben D/o. Manilal Ambaram, (v) Sitaben D/o. Manilal Ambaram and





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- (vi) Gandabhai Ishwarbhai Ambaram were entered in the Revenue Records of Block No. 257. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 837 dated 06/03/1980 which was duly certified by the concerned Revenue Authority.
9. Thereafter (i) Ramabhai Manilal Ambaram, (ii) Shardaben D/o. Manilal Ambaram, (iii) Bebiben D/o. Manilal Ambaram and (iv) Sitaben D/o. Manilal Ambaram waived their rights in respect of said land in favour of (i) Chandulal Manilal Ambaram and (ii) Gandabhai Ishwarbhai Ambaram. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 838 dated 06/03/1980 which was duly certified by the concerned Revenue Authority.
10. Thereafter oral partition between Chandulal Manilal Ambaram and Gandabhai Ishwarbhai was made and as per partition the land bearing Block No. 257 admeasuring 5666 Sq. Mtrs. came to be owned and possessed by Gandabhai Ishwarbhai. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 839 dated 06/03/1980 which was duly certified by the concerned Revenue Authority.
11. Thereafter Narottam Punja sold and conveyed the Agricultural land bearing Block No. 256 admeasuring 2023 Sq. Mtrs. (Old Survey No. 230 admeasuring 0 Acre 20 Guntha) to Shankerbhai Nathabhai Patel by registered sale-deed No. 959 dated 17/01/1976. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 818 dated 23/01/1980 which was duly certified by the concerned Revenue Authority.





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12. Thereafter Shankerbhai Nathabhai Patel sold and conveyed the agricultural land bearing Block No. 256 admeasuring 2023 Sq. Mtrs. to Kacharabhai Ishwarbhai Prajapati, Smt. Kamuben Ganeshbhai Prajapati, Mahendrabhai Kanabhai and Sureshbhai Kanabhai by registered sale-deed No. 749 dated 28/08/1989. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 1497 dated 28/08/1989 which was duly certified by the concerned Revenue Authority.
13. Thereafter Parshottamdas Prabhudas and Visabhai Prabhudas sold and conveyed the Agricultural land bearing Block No. 255 admeasuring 29340 Sq. Mtrs. to Kacharabhai Ishwarbhai Prajapati, Mahendrabhai Kanabhai, Sureshbhai Kanabhai and Ganeshbhai Ishwarbhai by registered sale-deed No. 123 dated 08/02/1990. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 1517 dated 09/02/1990 which was duly certified by the concerned Revenue Authority.
14. Thereafter Narottam Punjabhai sold and conveyed the Agricultural land bearing Block No. 258 admeasuring 5767 Sq. Mtrs. to Ganeshbhai Ishwardas, Mahendrabhai Kanabhai, Sureshbhai Kanabhai and Kacharabhai Ishwarbhai by registered sale-deed No. 126 dated 08/02/1990. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 1520 dated 09/02/1990 which was duly certified by the concerned Revenue Authority.
15. Thereafter Gandabhai Ishwarbhai Patel sold and conveyed the Agricultural land bearing Block No. 257 admeasuring 5666 Sq. Mtrs. to Ganeshbhai Ishwardas, Kacharabhai Ishwardas, Mahendrabhai Kanabhai and Sureshbhai Kanabhai by registered Sale-Deed No. 1247 dated



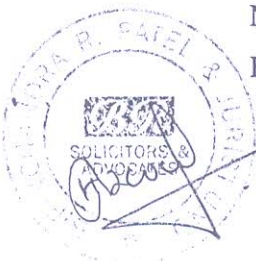


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20/07/1990. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 1551 dated 23/07/1990 which was duly certified by the concerned Revenue Authority.

16. Thereafter Gandabhai Ishwarbhai Patel sold and conveyed the Agricultural land bearing Block No. 289 admeasuring 5059 Sq. Mtrs. to Ganeshbhai Ishwarbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai and Sureshbhai Kanabhai by registered sale-deed No. 1248 dated 20/07/1990. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 1552 dated 23/07/1990 which was duly certified by the concerned Revenue Authority.
17. Thereafter names of (i) Savitaben Kacharabhai, (ii) Kailashben Mahendrabhai, (iii) Vasantiben Sureshbhai, (iv) Dineshbhai Ganeshbhai, (v) Anitaben Dineshbhai and (vi) Arvindbhai Kacharabhai were entered as Co-owners in the said land bearing Block Nos. 255, 256, 257, 258 and 289. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 1929 dated 07/03/1995 which was duly certified by the concerned Revenue Authority.
18. Thereafter N. A. permission was granted on date 05/07/1996 by Taluka Development Officer for residential purpose. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2109 dated 01/08/1996 which was duly certified by the concerned Revenue Authority.
19. Thereafter Ganeshbhai Ishwarbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai, Sureshbhai Kanabhai, Savitaben Kacharabhai, Kailashben Mahendrabhai, Vasantiben Sureshbhai, Dineshbhai





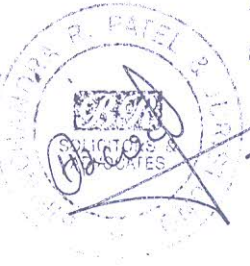
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Ganeshbhai, Anitaben Dineshbhai, Kamuben Ganeshbhai and Arvindbhai Kacharabhai sold and conveyed the said land bearing Block No. 255 paiki admeasuring 7335 Sq. Mtrs. to Dev Ashish Park Co.op. Housing Society Ltd., by registered sale-deed No. 614 dated 29/03/1997. In the said sale-deed, Agreement holder Taraben Baldevbhai Patel joined as Confirming Party and she confirmed the sale. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2232 dated 15/04/1997 which was duly certified by the concerned Revenue Authority.

20. Thereafter Ganeshbhai Ishwarbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai, Sureshbhai Kanabhai, Savitaben Kacharabhai, Kailashben Mahendrabhai, Vasantiben Sureshbhai, Dineshbhai Ganeshbhai, Anitaben Dineshbhai, Kamuben Ganeshbhai and Arvindbhai Kacharabhai sold and conveyed the land bearing Block No. 255 paiki admeasuring 7335 Sq. Mtrs. to Dev Ashish Park Co.op. Housing Society Ltd., by registered sale-deed No. 615 dated 29/03/1997. In the said sale-deed, Agreement holder Bharatbhai Mangaldas Patel joined as Confirming Party and he confirmed the sale. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2233 dated 15/04/1997 which was duly certified by the concerned Revenue Authority.

21. Thereafter Ganeshbhai Ishwarbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai, Sureshbhai Kanabhai, Savitaben Kacharabhai, Kailashben Mahendrabhai, Vasantiben Sureshbhai, Dineshbhai Ganeshbhai, Anitaben Dineshbhai, Kamuben Ganeshbhai and Arvindbhai Kacharabhai sold and conveyed the land bearing Block No. 255 paiki admeasuring 7335 Sq. Mtrs. to Dev Ashish Park Co.op. Housing Society





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Ltd., by registered sale-deed No. 616 dated 29/03/1997. In the said sale-deed, Agreement holder Baldevbhai Mangaldas Patel joined as Confirming Party and he confirmed the sale. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2234 dated 15/04/1997 which was duly certified by the concerned Revenue Authority.

22. Thereafter Ganeshbhai Ishwarbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai, Sureshbhai Kanabhai, Savitaben Kacharabhai, Kailashben Mahendrabhai, Vasantiben Sureshbhai, Dineshbhai Ganeshbhai, Anitaben Dineshbhai, Kamuben Ganeshbhai and Arvindbhai Kacharabhai sold and conveyed the land bearing Block No. 255 paiki admeasuring 7335 Sq. Mtrs. to Dev Ashish Park Co.op. Housing Society Ltd., by registered sale-deed No. 617 dated 29/03/1997. In the said sale-deed, Agreement holder Dipakbhai Baldevbhai Patel joined as Confirming Party and he confirmed the sale. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2235 dated 15/04/1997 which was duly certified by the concerned Revenue Authority.
23. Thereafter Ganeshbhai Ishwarbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai, Sureshbhai Kanabhai, Savitaben Kacharabhai, Kailashben Mahendrabhai, Vasantiben Sureshbhai, Dineshbhai Ganeshbhai, Anitaben Dineshbhai and Arvindbhai Kacharabhai sold and conveyed the land bearing Block No. 257 admeasuring 5666 Sq. Mtrs. to Dev Ashish Park Co.op. Housing Society Ltd., by registered sale-deed No. 618 dated 29/03/1997. In the said sale-deed, Agreement holder Taraben Baldevbhai Patel joined as Confirming Party and she confirmed the sale. The entry to that effect was also entered in the Revenue Records





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vide Mutation Entry No. 2236 dated 15/04/1997 which was duly certified by the concerned Revenue Authority.

24. Thereafter, Ganeshbhai, Ishwarbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai, Sureshbhai Kanabhai, Savitaben Kacharabhai, Kailashben Mahendrabhai, Vasantiben Sureshbhai, Dineshbhai Ganeshbhai, Anitaben Dineshbhai and Arvindbhai Kacharabhai sold and conveyed the land bearing Block No. 289 admeasuring 5059 Sq. Mtrs. to Dev Ashish Park Co.op. Housing Society Ltd., by registered sale-deed No. 621 dated 29/03/1997. In the said sale-deed, Agreement holder Hemaben Bharatbhai Patel joined as Confirming Party and she confirmed the sale. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2239 dated 15/04/1997 which was duly certified by the concerned Revenue Authority.

25. Thereafter, Ganeshbhai, Ishwarbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai, Sureshbhai Kanabhai, Savitaben Kacharabhai, Kailashben Mahendrabhai, Vasantiben Sureshbhai, Dineshbhai Ganeshbhai, Anitaben Dineshbhai and Arvindbhai Kacharabhai sold and conveyed the land bearing Block No. 258 admeasuring 5767 Sq. Mtrs. to Dev Ashish Park Co.op. Housing Society Ltd., by registered sale-deed No. 622 dated 29/03/1997. In the said sale-deed, Agreement holder Dipakbhai Baldevbhai Patel joined as Confirming Party and he confirmed the sale. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2240 dated 15/04/1997 which was duly certified by the concerned Revenue Authority.

26. Thereafter Kamuben Ganeshbhai, Kacharabhai Ishwarbhai, Mahendrabhai Kanabhai, Sureshbhai Kanabhai, Savitaben Kacharabhai, Kailashben





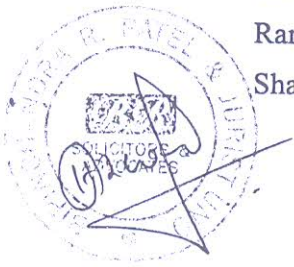
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Mahendrabhai Vasantiben Sureshbhai, Dineshbhai Ganeshbhai, Anitaben Dineshbhai and Arvindbhai Kacharabhai sold and conveyed the land bearing Block No. 256 admeasuring 2023 Sq. Mtrs. to Dev Ashish Park Co.op. Housing Society Ltd., by registered sale-deed No. 624 dated 29/03/1997. In the said sale-deed, Agreement holder Bharatbhai Mangaldas Patel joined as Confirming Party and he confirmed the sale. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2242 dated 15/04/1997 which was duly certified by the concerned Revenue Authority.

27. Thereafter M/s. Devashish Construction Pvt. Ltd., obtained loan/facilities from The Kalapur Commercial Co.op. Bank Ltd., against the said land and the said Company did not repay the said loan/facilities and as such the said Bank sold and conveyed the said land to (i) Jayeshbhai Ramanlal Shah, (ii) Yogeshbhai Dhirajlal Desai and (iii) Devchandbhai Ravjibhai Shavla u/s. 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 by registered Sale-Deed No. 99 and thereafter the Society confirmed said sale by Deed of Confirmation Regi. No. 100 dated 07/07/2005. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2599 dated 15/09/2005 which was duly certified by the concerned Revenue Authority.

28. Thereafter (i) Dev Ashish Construction Pvt. Ltd., by its Director Sanjaybhai Chandrakant Amin through his power of attorney Milanbhai S. Patel and (ii) Milan Sureshbhai Patel filed Civil Suit No. 346/2005 in the Ahmedabad City Civil Court at Ahmedabad against (i) Jayeshbhai Ramanlal Shah, (ii) Yogesh Dhirajlal Desai, (iii) Devchandbhai Ravjibhai Shavla and (iv) The Kalapur Commercial Co.op. Bank Ltd. in respect of





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said land which was unconditionally withdrawn by the plaintiffs on date 31/07/2006.

29. That Dev Ashish Park Co.op. Housing Society Ltd., through its Chairman Amrutbhai Tulshidas Makwana filed Sp. Civil Suit No. 37/2005 in the Court of Civil Judge (S.D.) at Sanand against (i) Jayeshbhai Ramanlal Shah, (ii) Yogesh Dhirajlal Desai and (iii) Devchandbhai Ravjibhai Shavla in respect of land which was unconditionally withdrawn by the plaintiffs on date 18/08/2006.
30. Thereafter Jayeshbhai Ramanlal Shah by him self and as power of attorney holder of (i) Yogeshbhai Dhirajlal Desai and (ii) Devchandbhai Ravjibhai Shavla sold and conveyed the lands bearing Block Nos. 255, 256, 257, 258 and 289 aggregate admeasuring 47855 Sq. Mtrs. to M/s. Vraj Corporation by registered sale deed No. 3403 dated 30/08/2006. The entry to that effect was also entered in the Revenue Records vide Mutation Entry No. 2848 dated 21/01/2007 which was duly certified by the concerned Revenue Authority.
31. That the Town Planner Ahmedabad had given opinion for residential plan in respect of said land vide his order No. B.P./Shela/Sanand/541/date 13/02/2009 and accordingly the said firm has to develop the said land for residential bungalows in a scheme known as "Poonam Pride".
32. Thereafter the lands bearing Block Nos. 255, 256, 257, 258 and 289 were consolidated as per Mamlatdar Sanand order No. Land/Consolidation/Shela/09, dated 04/09/2009 under Rule-11 of The Bombay Land Revenue Rules and given new Block No. 255. The entry to that effect was also entered in the Revenue Records vide Mutation Entry





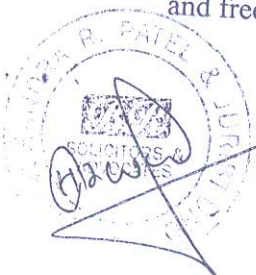
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No. 3432 dated 19/09/2009 which was duly certified by the concerned Revenue Authority.

33. It will not be out of place to mention here that Aashish Prafulbhai and Arya Bhomi Association had right title and interest in the said land on basis of Agreement to Sell. It is found by us from the record of Sub-Registrar, Sanand. However they have confirmed the sale of the said land in favour of M/s. Vraj Corporation.
34. That, said M/s. Vraj Corporation through its partner Shri Vishalbhai B. Agrawal has executed declaration on oath before Notary Public at Ahmedabad on 02/02/2011 declaring inter-alia therein that the firm have not created any charge or encumbrances on the said land and not sold the said land to any person, body or authority.
35. As a part of an investigation of title to the said land, we have published the Public Notice in the daily News Paper "GUJARAT SAMACHAR" dated 20/12/2010 for inviting claim or objection, if any, from public in general. However we have not received any claim or any objection in respect thereof.
36. We have not found any charges or encumbrances subsisting as on date from the Revenue Records and available Records of the Sub-Registrar, Sanand.

Thus, title to the said land is clear, marketable and free from all encumbrances and free from reasonable doubts.





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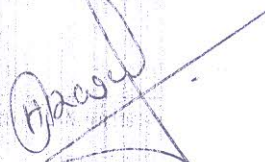
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THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF Non-Agricultural Land bearing consolidated Block No. 255 (Old Block Nos. 255, 256, 257, 258 and 289) admeasuring about 47855 Sq. Mtrs., situated at Mouje Shela, Taluka Sanand in the District of Ahmedabad & Registration Sub-District of Sanand and the boundaries thereof are as under :-

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For, **BIPINCHANDRA R. PATEL & JURISTS UNO**
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