

NEHAL N. SHAH ASSOCIATES

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To,
Shiv Infraspac – A Partnership Firm
At- Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the Non-Agricultural for residential and commercial use purpose land bearing Block No. 148 (Old Revenue Survey No. 125) total admeasuring about 19222 sq. mts., covered in Draft Town Planning Scheme No. 34 (JAGATPUR) and allotted Final Plot No. 31 admeasuring 12495 sq. mts. (As per F – Form Final Plot No. 31/1 & 31/2 admeasuring about 12590 sq. mts.) situate, lying and being at Mouje Jagatpur Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola), (which is hereinafter "the said land".)

Dear Sir,

I have gone through relevant papers/documents produced before me and search report prepared by my search clerk (Receipt no. 2016003005691 application no.3642 on 18/02/2016 and Receipt no. 2016308003855 application no.1763 on 18/02/2016) for last 30 years (As the Sub-Registrar records and pages of the some middle years are torn and the checklist of the year (2013-2016) is torn hence that records is not properly stitched and available) from available (Partly Manual Partly Computerized) revenue records of Mamlatdar, Talati and Sub-Registrar of Ahmedabad and on the basis I have investigated the title to the land in question and report as under:

1. Prior to year 1951, Ahmadalikhan Mehmudkhan was original owner and possessor of the land bearing Revenue Survey No. 125.
2. That thereafter, consolidation scheme had been applied on land bearing Revenue Survey No. 125 and as per consolidation scheme, land bearing Revenue Survey No. 125 had been given identity of Block No. 148., and entry to that effect was made in the revenue records vide Mutation Entry No. 515 on 03/03/1969., which was certified on 09/05/1969.
3. That thereafter, Ahmadalikhan Mehmudkhan expired on 19/05/1999 leaving behind his legal heirs namely Kulsumbibi widow of Ahmadalikhan Mehmudkhan, Khursidbanu Ahmadalikhan, Javedalikhan Ahmadalikhan, Nahidbanu



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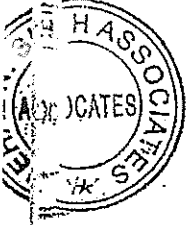
their names were entered in the revenue records of the land bearing Block No. 148 by mutation entry No. 1135 on 12/06/1999, which was certified.

4. That thereafter, Deputy Collector JASU had accepted order of Case No. 163/95 issued by Mamlatdar and Krushipanch on 01/04/2000 vide its Order No. Ganot/ Revision Case No. 327/96 to 341/96., and entry to that effect was made in the revenue records vide Mutation Entry No. 1194 on 20/05/2000., which was certified on 24/10/2000.

5. That thereafter, Kulsumbibi widow of Ahmadalikhan Mehmudkhan, Khursidbanu Ahmadalikhan, Javedalikhan Ahmadalikhan, Nahidbanu Ahmadalikhan, Femidabanu Ahmadalikhan & Rukhsanabanu Ahmadalikhan sold and conveyed land bearing Block No. 148 to Mahasukhbhai Shantilal Adani on 11/11/2005 by way of Sale Deed., and which was registered before sub registrar on the same day under serial no. 9639., and entry to that effect was made in the revenue records vide Mutation Entry No. 1987 on 22/07/2010., which was certified on 26/11/2010.

6. That thereafter, Mahasukhbhai Shantilal Adani sold and conveyed land bearing Block No. 148 to Arpan Anubhai Shah, Neetaben.Kamleshbhai Shah, Ashok Devjibhai Patel & Kamleshbhai Dahyabhai Patel on 17/07/2010 by way of Sale Deed., in this sale deed Kulsumbibi widow of Ahmedalikhan Mehmudkhan, Javedalikhan Ahmedalikhan, Rukaiyabibi Javedalikhan, Nasratbanu Javedalikhan, Ishratbanu Javedalikhan, Shabnambanu Javedalikhan, Khursidbanu Ahmedalikhan, Moinuddin Gyasuddin Saikh, Naimuddin Gyasuddin Saikh, Nahidbanu Ahmedalikhan, Ashhaqhusain Mustaqhusain Saikh, Sadiqhusain Mustaqhusain Saikh, Femidabanu Ahmedalikhan, Mahommad Irfan Kadri, Tehsinbanu Hajimiya Kadri, Ruksanabanu Ahmedalikhan, Dirsadkhanji Ilyaskhanji Babi & Naushadkhanji Ilyaskhanji Babi joined as Confirming Party No. 1., and Sursuta Co. Hou. Soc. Ltd. Through its secretary Mr. Kaushik A. Shah joined As a Confirming Party No. 2 & Adani Agro Pvt. Ltd. Through its authorized officer Mr. Bhavik B. Shah joined as a Confirming Party No. 3., and which sale deed was registered before sub registrar on the same day under serial no. 12698., and Confirming Party No. 1, 2 & 3 confirmed the said sale deed., and entry to that effect was made in the revenue records vide Mutation Entry No. 1988 on 22/07/2010., which was certified on 26/11/2010.

7. That thereafter, Mamlatdar, Daskroi order to remove injunction and restrictions from land bearing Block No. 148 by his order no.



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RTS/JAGATPUR/VASHI-6118/10 on 26/11/2010., and entry to that effect was made in the revenue records vide Mutation Entry No. 2030 on 02/12/2010., which was certified.

8. That thereafter, Arpan Anubhai Shah released his rights possessed in land bearing Block No. 148 in favour of Neetaben Kamleshbhai Shah, Ashokbhai Devjibhai Patel & Kamleshbhai Dahyabhai Patel on 04/03/2011 by way of release deed., and which was registered before sub registrar on the same day under serial no. 4306., and entry to that effect was made in the revenue records vide Mutation Entry No. 2234 on 25/06/2012., which was certified on 18/09/2012.

9. That thereafter, Kamleshbhai Dahyabhai Patel released his rights possessed in land bearing Block No. 148 in favour of Neetaben Kamleshbhai Shah on 11/11/2011 by way of release deed., and which was registered before sub registrar on the same day under serial no. 19560., and entry to that effect was made in the revenue records vide Mutation Entry No. 2235 on 25/06/2012., which was certified on 18/09/2012.

10. That thereafter, Ashokbhai Devjibhai Patel released his rights possessed in land bearing Block No. 148 in favour of Neetaben Kamleshbhai Shah on 21/09/2012 by way of release deed., and which was registered before sub registrar on the same day under serial no. 1437., and entry to that effect was made in the revenue records vide Mutation Entry No. 2276 on 21/09/2012., which was certified on 03/11/2012.

11. That thereafter, land bearing Block No. 148 covered in Draft Town Planning Scheme No. 34 (JAGATPUR) and allotted Final Plot No. 31 admeasuring 12495 sq. mts. (As per F-Form Final Plot No. 31/1 & 31/2 admeasuring about 12590 sq. mts.)

12. That thereafter, District Collector, Ahmedabad order to convert the land bearing Block No. 148 covered in Draft Town Planning Scheme No. 34 (JAGATPUR) and allotted Final Plot No. 31 admeasuring 12495 sq. mts. (As per F-Form Final Plot No. 31/1 & 31/2 admeasuring about 12590 sq. mts.) into Old Tenured Land (Premium should be paid at the time of Non-Agricultural use for residence) by his order No. ACB/TNC-3/PREMIUM/JAGATPUR/SR-830/2012 on 29/06/2015., and entry to that effect was made in the revenue records vide Mutation Entry No. 2590 on 04/08/2015., which was cancelled on 07/09/2015.

13. That thereafter, permission for Non-Agriculture use for residential purpose has been given by LEARNED DISTRICT COLLECTOR SHRI, AHMEDABAD by his Order No. CB/ADM/TARIKHE/TATKAL/K-65/SR-287/ 2015 on 31/08/2016



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converted the status of the said agricultural land bearing Block No. 148 covered in Draft Town Planning Scheme No. 34 (JAGATPUR) and allotted Final Plot No. 31 admeasuring 12495 sq. mts. (As per F-Form Final Plot No. 31/1 & 31/2 admeasuring about 12590 sq. mts.) into Non-Agricultural land for residential purpose., Entry to that effect was recorded in the revenue records of the said land by mutation entry No. 2600 on 18/09/2015 And Which Was Certified On 07/12/2015.

14. That thereafter, permission for Non-Agriculture use for Commercial purpose has been given by LEARNED DISTRICT COLLECTOR (N.A.), AHMEDABAD by his Order No. NA/U-1-2/SECTION-65-A/JAGATPUR/CASE NO. 157/2016 on 05/05/2016 converted the status of the said agricultural land bearing Block No. 148 covered in Draft Town Planning Scheme No. 34 (JAGATPUR) and allotted Final Plot No. 31 admeasuring 12495 sq. mts. (As per F-Form Final Plot No. 31/1 & 31/2 admeasuring about 12590 sq. mts.) paiki admeasuring about 1410.50 sq. mts. into Non-Agricultural land for Commercial purpose., Entry to that effect was recorded in the revenue records of the said land by mutation entry No. 2647 on 09/05/2016 And Which Was Certified On 15/07/2016.

15. That thereafter, Neetaben Kamleshbhai Shah sold and conveyed said land to Shiv Infraspace – A Partnership Firm on 17/06/2016 by way of Sale Deed., and which was registered before sub registrar on the same day under serial no. 7816., and entry to that effect was made in the revenue records vide Mutation Entry No. 2670 on 22/06/2016., which was certified on 19/08/2016.

16. As a part of my investigation of title I have published a public notice appeared in daily newspaper "GUJARAT SAMACHAR" "DIVYA BHASKAR" & "SANDESH" on 17th FEBRUARY, 2016 inviting claims, objections, encumbrances or charges, if any upon the said land, and I have received below mentioned objections.

- a) I have received objection without any supporting documents from Kanaji Varvaji Thakor through his advocate Dhirajkumar U. Panchal on 19/03/2016 about his rights possessed in the said land., so, I have addressed a letter to Dhirajkumar U. Panchal, Advocate for asking to provide necessary documents on 29/03/2016., then thereafter, Kanaji Varvaji Thakor send a letter for confirmation of received objection or not? Pursuing to that latter I have addressed a letter to Kanaji Varvaji Thakor on 04/05/2016 mentioning that, I have already received objection from his advocate and I have asked his advocate to provide supporting documents regarding to his objection., but



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documents or any clarification., thus the Objection was falsious, Counterfeit & Vague.

b) I have received objection without any supporting documents from Shakraji Gandaji Thakor through his advocate Pranav K. Vasani about his rights possessed in the said land., so, I have addressed a letter to Pranav K. Vasani, Advocate for asking to provide necessary documents on 26/02/2016., but thereafter till date Shakraji Gandaji Thakor and his advocate do not provide any documents or any clarification., thus the Objection was falsious, Counterfeit & Vague.

c) I have received objection from Shaileshbhai Amratlal Prajapati on 19/02/2016 about his rights possessed in the said land by way of Agreement to sale made in his favour on 13/01/2011., but he not attached any documents supported to his objection with his application., so, I have addressed a letter for asking to provide necessary documents on 26/02/2016., and thereafter Shaileshbhai Amratlal Prajapati send copy of Agreement to sale and receipt., and thereafter, discussion held between present land owners and Shaileshbhai Amratlal Prajapati and decide to cancelled the Agreement to sale on 02/04/2016 by way of cancellation deed., thereafter, Shaileshbhai Amratlal Prajapati made a Declaration cum Confirmation Deed on 02/04/2016 about withdrawing the objection., thus the Objection was falsious, Counterfeit & Vague.

d) As a part of my investigation, I have found certain documents mentioned below :

- i) Registered Agreement executed on 16/06/1989 under serial no. 11733 by Ahmedalikhan Mehmudkhan in favour of Raymalbhai Rajibhai., the same was cancelled by Ahmedalikhan Mehmudkhan through his power of attorney holder Ravjibhai Nagardas on 11/04/2001 by way of Cancellation Agreement under serial no. 1504., and the declaration of the facts, also had made by Raymalbhai Rajibhai on 03/08/2010.
- ii) Registered Sale Deed executed on 07/06/2003 under serial no. 2675 by Kulsumbibi widow of Ahmedalikhan Mehmudkhan & others in favour of Nizamuddin Mohammadali., and sale return agreement executed on 16/12/2004 under serial no. 6447 (New No. 128 Dt. 05/01/2005) by Nizamuddin Mohammadali.
- iii) Registered Sale Deed executed on 28/06/2007 under serial no. 7891 by Kulsumbibi widow of Ahmedalikhan Mehmudkhan & others in



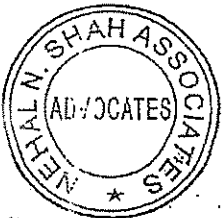
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favour of Dahyabhai Becharbhai Patel & others., and sale return agreement executed on 16/07/2010 under serial no. 12699 by Dahyabhai Becharbhai Patel & others.

- iv) Ahmadalikhan Mehmudkhan sold and conveyed land bearing Block No. 148 to Sursuta Co. Op. Hou. Soc. Ltd. on 09/04/1997 by way of Agreement., and which was registered before sub registrar on the same day under serial no. 1592., and The Assistant Registrar ordered to bifurcate Sursuta Co. Op. Hou. Soc. Ltd. into Five Parts on 21/01/2006 by order no. PCHT/SHAK/VIBHAJAN/V/229 TO 223 & Rectification order no. PCHT/SHAK/VIBHAJAN/SUDHARA ORDER V-398 to 402 made on 19/04/2008 under section 17 of Co. Operative Societies Act 1961., and as per that order, Sursuta Co. Op. Hou. Soc. Ltd. Part-5 had been allotted land bearing Block No. 148., and Sursuta Co. Op. Hou. Soc. Ltd. Part-5 had executed Development agreement on 28/02/2001 in favour of M/s. Advance Export - A Partnership Firm., and thereafter M/s. Advance Export - A Partnership Firm assigns rights of developments in favour of Adani Agro Private Limited by Assignment Agreement on 31/03/2005., and Adani Agro Private Limited joined as confirming party no. 3 in sale deed executed on 17/07/2010 under serial no. 12698.
- v) Notice of Lispendence executed on 01/07/2012 under serial no. 1011 by Arpan Anubhai Shah regarding civil suit No. 510/2012 but that civil suit settled between the parties and according to that, Withdrawn the suit on 05/01/2016., and also cancelled registered suit notice by cancellation deed on 05/01/2016., and which was registered before Sub Registrar on the same day under serial no. 51.
- vi) Notice of Lispendence executed on 27/02/2013 under serial no. 446 Regarding civil suit no. 97/2013., but that civil suit settled between the parties and according to that, Withdrawn the suit on 22/02/2013., and also cancelled registered suit notice by cancellation deed on 05/01/2016., and which was registered before Sub Registrar on the same day under serial no. 51.

I have been informed by above said owners of the said land that the land has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any Court or authority is operating against the said land adversely affecting the title nor any portion thereof is under acquisition or requisition under any law in force nor the said land has been declared



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to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land.

In view of what is stated above, I here by giving Title Certificate with Report that the titles of above referred the Non-Agricultural for residential and commercial use purpose land bearing Block No. 148 (Old Revenue Survey No. 125) total admeasuring about 19222 sq. mts., covered in Draft Town Planning Scheme No. 34 (JAGATPUR) and allotted Final Plot No. 31 admeasuring 12495 sq. mts. (As per F – Form Final Plot No. 31/1 & 31/2 admeasuring about 12590 sq. mts.) situate, lying and being at Mouje Jagatpur Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola), is clear, marketable and free from reasonable doubts and encumbrances., Subject to: - 1) Verified the all original Documents, Papers and etc., 2) Provisions of the T. P. And Urban Development Act and use as per zone of AUDA And plans of construction being sanctioned By AUDA/A.M.C and provision of Draft T.P.. No. 34 (JAGATPUR). 3) Fulfillment of conditions laid down in the N.A. order., 4) Laws applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land.

AT-AHMEDABAD., DATED THIS 27th day of August, 2016



(Handwritten signature of Jatin M. Patel)

JATIN M. PATEL
ADVOCATE