



Singhi & Co.

(REGISTERED)

Advocates and Notary

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March 17, 2021

SARTHI PROSPACE LLP

LLPIN: AAK – 7349

1101, Venus Amadeus,

Opp. Gold Coin Complex,

Jodhpur Cross Road, Satellite,

AHMEDABAD – 380 015

Dear Sir,

Re: Title Clearance Certificate in respect of all that piece and parcel of the non-agricultural freehold land bearing Final Plot No.282 admeasuring 7289 sq. mtrs. (comprising of (a) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/1 admeasuring 2428 sq. mtrs.), (b) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/2 admeasuring 2428 sq. mtrs.), (c) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/3 admeasuring 2428 sq. mtrs.), (d) Final Plot No.282 P admeasuring 1457 sq. mtrs. (allotted in lieu of Block/Survey No.212/4 admeasuring 2428 sq. mtrs.) and (e) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/5 admeasuring 2429 sq. mtrs.)) of TPS No.50 situate, lying and being at Village/ Mouje: Bodakdev, Taluka: Ghatlodia, District: Ahmedabad in the State of Gujarat (Project : Venus Pashmina)

Pursuant to your instructions, we have caused the searches of the available records of the Sub-Registrar of Assurances, Ahmedabad – 1 City, Ahmedabad – 3 (Memnagar) and Ahmedabad – 13 (City Taluka Agricultural) for the last 30 years from year 1989 to 04.03.2021, wherein for the years from 1989 to 1994 the searches of available manual records were verified at the office of the Sub-Registrar, Ahmedabad – 1 City, for the years from 1994 to 04.03.2021 and 2019 to 04.03.2021 the available encumbrance certificate has been obtained from the



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Sub-Registrar of Assurance, Ahmedabad – 3 (Memnagar), for the years from 2012 to 11.06.2019 the available encumbrance certificate has been obtained from the Sub-Registrar of Assurance, Ahmedabad – 13 (City Taluka Agricultural) in respect of all that piece and parcel of the non-agricultural freehold land bearing Final Plot No.282 admeasuring 7289 sq. mtrs. (comprising of (a) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/1 admeasuring 2428 sq. mtrs.), (b) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/2 admeasuring 2428 sq. mtrs.), (c) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/3 admeasuring 2428 sq. mtrs.), (d) Final Plot No.282 P admeasuring 1457 sq. mtrs. (allotted in lieu of Block/Survey No.212/4 admeasuring 2428 sq. mtrs.) and (e) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/5 admeasuring 2429 sq. mtrs.)) of TPS No.50 situate, lying and being at Village/ Mouje: Bodakdev, Taluka: Ghatlodia, District: Ahmedabad in the State of Gujarat as more particularly described in the **Schedule** hereunder written (collectively the “**said Property**”) presently owned and possessed by **SARTHI PROSPACE LLP**, a limited liability partnership entity registered under the provisions of the Limited Liability Partnership Act, 2008 having its LLPIN: AAK – 7349 and having its Registered Office at 1101, Venus Amadeus, Opp. Gold Coin Complex, Jodhpur Cross Road, Satellite, Ahmedabad – 380 015 in the State of Gujarat (the “**Owner**” or “**Company**”) and based on the searches of the sub-registrar records we are of the opinion that the title of the Company over the said Property is clear and marketable and free from any charges or encumbrances and also free from reasonable doubts subject to production of usual declaration by the Company.

Our searches are based on the basis of Encumbrance Certificates issued by the Ahmedabad – 3 (Memnagar) and Ahmedabad – 13 (City Taluka Agricultural)



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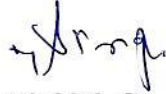
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as physical / manual searches are not permissible in the office of the Ahmedabad – 3 (Memnagar) and Ahmedabad – 13 (City Taluka Agricultural) for the records of period from 1994 onwards. The Sub-Registrar has issued the Encumbrance Certificates (in the form of Index-II sheet) with a note that no undertaking is given by the Government or by the issuing Sub-Registrar with regard to the correctness or authentication of the details mentioned in the encumbrance certificates.

Yours faithfully,

For Singhi & Co.





(Dr.(h.c.) M.M. Singhi)
Senior Partner
Bar Association Enrolment
No.G/26/1970 dated 20.01.1970

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

All that piece and parcel of the non-agricultural freehold land bearing Final Plot No.282 admeasuring 7289 sq. mtrs. (comprising of (a) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/1 admeasuring 2428 sq. mtrs.), (b) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/2 admeasuring 2428 sq. mtrs.), (c) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/3 admeasuring 2428 sq. mtrs.), (d) Final Plot No.282 P admeasuring 1457 sq. mtrs. (allotted in lieu of Block/Survey No.212/4 admeasuring 2428 sq. mtrs.) and (e) Final Plot No.282 P admeasuring 1458 sq. mtrs. (allotted in lieu of Block/Survey No.212/5 admeasuring 2429 sq. mtrs.)) of TPS No.50 situate, lying and being at Village/ Mouje: Bodakdev, Taluka: Ghatlodia, District: Ahmedabad in the State of Gujarat and the Final Plot No.282 admeasuring 7289 sq. mtrs. (allotted in lieu of old Block/Survey No.212 admeasuring 12141 sq. mtrs.) is bounded as per the Deeds of Conveyance dated 19.08.2020 as under;

On or towards the East by	:	18.00 M Wide T.P. Road
On or towards the West by	:	Final Plot No. 284
On or towards the North by	:	18.00 M Wide T.P. Road
On or towards the South by	:	Final Plot No. 87, 283 and 287