

SHAH MAYURI (MIT) C.
B.A. LL.B, LL.M
Advocate ,Gujarat High Court
&
Notary (Appointed by Govt. of India)

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Date : 13-05-2022

TO WHOM IT MAY CONCERN
(Title Clearance Certificate)

I have been approached by M/s ROYAL BUILDSPACE LLP thro' its Partner MR. SANJAY G. PATRO to investigate Title in respect of Non Agricultural Residential Amalgamated Land Revenue Survey No.213/1, Plot Nos. C-1 to C-36 Total Land Area 29643.00 Sq. Mtrs, & Total Residential Plot Area 19471.14 Sq. Mtrs Village Shinay, Taluka Gandhidham-Kutch (herein after referred to as ' the said property' for the sake of brevity) and more particularly described in the Schedule appended hereto and issue Title Clearance Certificate and No Encumbrances Certificate in respect of the said property.

Pursuant to the said request I have investigated the title of the said property and I have examined and verified all the documents and papers produced before me and I have taken necessary search in the office of the Sub-Registrar-Gandhidham -Kutch period from 1992 to 2022 (30 years) and after care fully considering all the documents and papers , I issue this certificate as under:

I Mayuri C. Shah, B.A.,LL.B.,LLM, Advocate., Gujarat High Court having standing at Bar of 22 years and Notary appointed by the Government of India DO HEREBY CERTIFY as under:

THAT present District Kachchh was princely State and it was the State of Cutch in the old days there was no systematic revenue recorders in existence and as such the people have continued to enjoy and hold and use the land which is now termed as GKHRUBUTA or BUTALAND and the person concerned and his heirs were entitled to hold and enjoy the same



THAT the State of Cutch was merged with Union of India In year 1948 and the same was designated as " C " State as per the provisions of Constitution of India and the same was governed by the Chief Commissioner appointed by the Govt. of India and same was names as STATE OF KUTCH. That the State of Kutch by Adaptation of its order 1949 made applicable the Bombay land Revenue code and other allied revenues laws to the newly STATE OF KUTCH. .

That thereafter the STATE OF KUTCH was merged with bilingual State of Bombay by virtue of provisions of state Reorganization Act-1956 and the State of Kutch became one of the District in the said State of Bombay land and Tenancy (Kutch and Vidrabh Area)

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Act, 1958 and also Bombay Inams Abolitions Act, 1958 etc., and entire land was resurveyed and rights of the occupier/ holder/ occupant etc., were determined and promulgated under the provisions of the said Acts. That by the provisions of the Bombay Reorganization Act- 1960 the present State of Gujarat has come into existence and now the District of Kachchh is one of the district of State of Gujarat. THE SPELLING OF KUTCH HAS BEEN CHANGED FROM CUTCH TO KUTCH AND NOW KACHCHH.

SURVEY NO. 213/1

That earlier Shri Vaghamshi Puna Mera was holding Agricultural land bearing Revenue. Survey. No. 213/1 admeasuring Area Acre 3-26 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded entry no. 174

That after death of Shri Vaghamshi Puna Mera said Agricultural land bearing Revenue. Survey. No. 213/1 admeasuring Area Acre 3-26 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of his legal hires name Shri Bhavan Puna Vaghamshi, Shri Raja Puna Vaghamshi, Shri Jiva Puna Vaghamshi, Shri Deva Puna Vaghamshi & Rajibai Puna Vaghamshi and entered in Revenue. Recorded entry no. 457 dated. 05-07-1979

That after distribution of family wise said Agricultural land bearing Revenue. Survey. No. 213/1 admeasuring Area Acre 3-26 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mavji Bhavan Puna Vaghamshi and entered in Revenue. Recorded entry no. 840 dated. 09-03-1991

That after Shri Mavji Bhavan Puna Vaghamshi had sold and transfer said Agricultural land bearing Revenue. Survey. No. 213/1 admeasuring Area Acre 3-26 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Kantaben Dinesh Rathod duly Registered with Sub Registrar Gandhidham at Regd. No.1713, Book No. 1, dated. 17-03-2005 and entered in Revenue Recorded entry no. 3518 & Area correction Deed duly Registered with Sub Registrar Gandhidham at Regd. No.4443, Book No. 1, dated. 25-07-2005

That after Smt. Kantaben Dinesh Rathod thro' Attorney holder Shri Pravinbhai G. Baldaniya had sold and transfer said Agricultural land bearing Revenue. Survey. No. 213/1 admeasuring Area Acre 3-26 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Deepakbhai Kantilal Baldaniya duly Registered with Sub Registrar Gandhidham at Regd. No.1341, Book No. 1, dated. 17-02-2007 and entered in Revenue Recorded entry no. 3882 dated. 30-07-2007

That after Shri Deepakbhai Kantilal Baldaniya had sold and transfer said Agricultural land bearing Revenue. Survey. No. 213/1 admeasuring Area Acre 3-26 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Premji Dana Vaghamshi duly Registered with Sub Registrar Gandhidham at Regd. No.3658, Book No. 1, dated. 22-05-2007 and entered in Revenue Recorded entry no. 3926 dated. 14-05-2007



That after Shri Premji Dana Vaghamshi had sold and transfer said Agricultural land bearing Revenue. Survey. No. 213/1 admeasuring Area Acre 3-26 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Sureshkumar Keshavji Vaghamshi duly Registered with Sub Registrar Gandhidham at Regd. No.4307, Book No. 1, dated. 05-11-2009 and entered in Revenue Recorded entry no. 4781 dated. 16-01-2009

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That after Shri Sureshkumar Keshavji Vaghamshi had sold and transfer said Agricultural land bearing Revenue Survey No. 213/1 admeasuring Area Acre 3-26 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Deva Rama Mesur Hadia duly Registered with Sub Registrar Gandhidham at Regd. No.3694, Book No. 1, dated. 14-07-2010 and entered in Revenue Recorded entry no. 5089 dated. 04-08-2010

That after Shri Deva Rama Mesur Hadia had sold and transfer said Agricultural land bearing Revenue Survey No. 213/1 admeasuring Area Acre 3-26 Guntha (Acre 00.06 Guntha additional land allotted to Shri Deva Rama Mesur Hadia as per order of Mamlatdar Gandhidham dated. 21-10-2011) situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Heenaben Ajay Chavda & D/O Shri Harilal M.Bhatti duly Registered with Sub Registrar Gandhidham at Regd. No.7043 Book No. 1, dated. 15-11-2011 and entered in Revenue Recorded entry no. 6154 dated. 21-03-2012

SURVEY NO. 213/2

That earlier Shri Hadia Naran Ratna was holding Agricultural land bearing Revenue Survey No. 213/2 Area 14872.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue Recorded entry no. 151

That after death of Shri Hadia Naran Ratna said Agricultural land bearing Revenue Survey No. 213/2 admeasuring Area 14872.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of his legal hires name Meghibai Naran, Shri Nanji Naran, Shri Premji Naran and entered in Revenue Recorded entry no. 631 dated. 24-01-1985

That after distribution of family wise said Agricultural land Revenue Survey No. 213/2 admeasuring Area 14872.00 Sq. Mtrs, Village Shinay Taluka Gandhidham in favour of Shri Premji Naran and entered in Revenue Recorded entry no. 806 dated. 31-07-1989

That after death of Shri Premji Naran Hadia said Agricultural land bearing Revenue Survey No 213/2 admeasuring Area 14872.00 Sq. Mtrs.= Acre 03-27 Guntha (Acre 00 07 Guntha additional land allotted to Smt. Kantaben Premji & others as per order of Mamlatdar Gandhidham dated. 21-10-2011) Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of his legal hires name Kantaben Premji Hadia, Shri Deepak Premji Hadia, Rina Premji Hadia & Gautam Premji Hadia and entered in Revenue Recorded entry no. 5632 dated. 21-05-2011

That after Kantaben Premji Hadia, Shri Deepak Premji Hadia self & Rina Premji Hadia & Gautam Premji Hadia thro' their mother Kantaben Premji Hadia had sold and transfer said Agricultural land bearing Revenue Survey No. 213/2 admeasuring Area Acre 3-27 Guntha=14872.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Heenaben Ajay Chavda & D/O Shri Harilal M.Bhatti duly Registered with Sub Registrar Gandhidham at Regd. No.7042 Book No. 1, dated. 15-11-2011 and entered in Revenue Recorded entry no. 6153 dated. 21-03-2012



That Smt Heenaben Ajaybhai Chavda applied to Mamlatdar Gandhidham for consolidate (Two) Revenue Survey No. 213/1, Area 14771.00 Sq. Mtrs & Survey No 213/2 Area 14872.00 Sq. Mtrs Total Area 29643.00 Sq. Mtrs, vide his order no. Jman/Vashi/763/2012 dt 12-07-2012 consolidation Two Survey Nos. known as survey no. 213/1 Area 29643.00 Sq. Mtrs and entered in Revenue Recorded entry no. 6613 dated 16-07-2012

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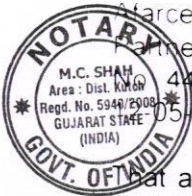
That Smt. Heenaben Ajaybhai Chavda applied to Collector of Kutch Bhuj, Revenue Department for conversion of said lands bearing Survey No. 213/1, Area 29643.00 Sq. Mtrs in to Non Agricultural land for Residential purpose that collector of Kutch Bhuj vide order no. Land/P/Bkhp/Case/Reg.No.31/2013-2014 dt.24-03-2014 and entered in Revenue Recorded entry no. 8137 and granted permission for conversion of said land in to Non Agricultural Residential purpose. and Lay out Plan Passed by Gandhidham Development Authority dated. 04-09-2014

Smt. Heenaben Ajaybhai Chavda applied to Gandhidham Development Authority for revised permission for conversion of said land in to Non Agricultural Residential purpose and revised Lay out Plan Passed by Gandhidham Development Authority dated 05-03-2021

That after Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti had sold and transfer said Non Agricultural Residential purpose amalgamated Revenue Survey No 213/1, (1) Plot Nos. C-1, Area 923.19 Sq. Mtrs (2) C-5, Area 372.02 Sq. Mtrs (3) C-6, Area 483.05 Sq. Mtrs (4) C-11, Area 555.14 Sq. Mtrs (5) C-12, Area 578.01 Sq. Mtrs (6) C-13, Area 484.49 Sq. Mtrs (7) C-20, Area 601.71 Sq. Mtrs (8) C-21, Area 1188.24 Sq. Mtrs Total Area 5185.85 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch in favour of M/s Royal Buildspace LLP (Registered under Indian Government Ministry of Corporate Afarce Ahmedabad, L.L.P. Act 2008 Section 12(1)(B), **Reg. No. AAD-2658** thro' its Partners Shri Sanjay G.Patro duly Registered with Sub Registrar Gandhidham at Regd No 3885 dated. 16-04-2022 and entered in Revenue Recorded entry no. 12183 dated 20-04-2022

That after Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti had sold and transfer said Non Agricultural Residential purpose amalgamated Revenue Survey No 213/1, (1) Plot Nos. C-10, Area 438.77 Sq. Mtrs (2) C-14, Area 438.77 Sq. Mtrs (3) C-15, Area 438.77 Sq. Mtrs (4) C-16, Area 472.25 Sq. Mtrs (5) C-17, Area 472.25 Sq. Mtrs (6) C-18, Area 438.77 Sq. Mtrs (7) C-19, Area 438.77 Sq. Mtrs (8) C-22, Area 755.34 Sq. Mtrs (9) C-33, Area 444.49 Sq. Mtrs Total Area 4338.18 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch in favour of M/s Royal Buildspace LLP (Registered under Indian Government Ministry of Corporate Afarce Ahmedabad, L.L.P. Act 2008 Section 12(1)(B), **Reg. No. AAD-2658** thro' its Partners Shri Sanjay G.Patro duly Registered with Sub Registrar Gandhidham at Regd. No. 4075 dated. 25-04-2022 and entered in Revenue Recorded entry no. 12220 dated. 29-04-2022

That after Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti thro' Attorney Shri Bhavesh Jethalal Thacker had sold and transfer said Non Agricultural Residential purpose amalgamated Revenue Survey No.213/1, (1) Plot Nos. C-25 Area 558.16 Sq. Mtrs (2) C-26, Area 707.30 Sq. Mtrs (3) C-27, Area 653.32 Sq. Mtrs (4) C-30, Area 661.34 Sq. Mtrs (5) C-31, Area 451.29 Sq. Mtrs (6) C-32, Area 443.35 Sq. Mtrs (7) C-34, Area 448.53 Sq. Mtrs (8) C-35, Area 452.57 Sq. Mtrs (9) C-36, Area 496.43 Sq. Mtrs Total Area 4672.59 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch in favour of M/s Royal Buildspace LLP (Registered under Indian Government Ministry of Corporate Afarce Ahmedabad, L.L.P. Act 2008 Section 12(1)(B), **Reg. No. AAD-2658** thro' its Partners Shri Sanjay G.Patro duly Registered with Sub Registrar Gandhidham at Regd. No. 4487 dated. 07-05-2022 and entered in Revenue Recorded entry no. 12267 dated. 05-05-2022



That after Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti thro' Attorney Shri Bhavesh Jethalal Thacker had sold and transfer said Non Agricultural Residential purpose amalgamated Revenue Survey No.213/1, (1) Plot Nos. C-02 Area 642.59 Sq. Mtrs (2) C-03 Area 472.25 Sq. Mtrs (3) C-04, Area 438.77 Sq. Mtrs (4) C-07, Area

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438.77 Sq. Mtrs (5) C-08, Area 472.25 Sq. Mtrs (6) C-09 Area 472.25 Sq. Mtrs (7) C-23, Area 622.56 Sq. Mtrs (8) C-24, Area 617.57 Sq. Mtrs (9) C-28, Area 583.61 Sq. Mtrs (10) C-29 Area 513.90 Sq. Mtrs Total Area 5274.52 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch in favour of M/s Royal Buildspace LLP (Registered under Indian Government Ministry of Corporate Affairs Ahmedabad, L.L.P. Act 2008 Section 12(1)(B), Reg. No. AAD-2658 thro' its Partners Shri Sanjay G. Patro duly Registered with Sub Registrar Gandhidham at Regd. No. 4558 dated. 10-05-2022 and entered in Revenue Recorded entry no. 12267 dated. 12-05-2022

SCHEDULE - A

Non Agricultural Residential Land Amalgated Revenue Survey No.213/1,
Plot Nos. C-1,C-5,C-6, C11 to C-13, C-20, C-21 Total Area 5185.85 Sq.
Mtrs, & Plot Nos. C-10, C-14 to C-19, C-22, C-33 Total Area 4338.18 Sq.
Mtrs, & Plot Nos. C-25, C-26, C-27, C-30,C-31,C-32, C-34, C-35, C-36 Total
Area 4672.59 Sq. Mtrs & Plot Nos. C-02, C-03, C-04, C-07, C-08, C-09, C-23,
C-24, C-28, C-29, Total Area 5274.52 Sq. Mtrs Village Shinay, Taluka
Gandhidham-Kutch (Joints Boundary as per Revised Lay out Plan)

North : Revenue Survey No. 212/1 & Survey No.211
 South : Plot Nos. B-61, 62, 70, 71, 80, 81, 90, 91,98
 West : Revenue Survey No. 231
 East : Revenue Survey No. 215

SCHEDULE - B

Non Agricultural Residential Land Amalgated Revenue Survey No.213/1,
Plot Nos. C-1,C-5,C-6, C11 to C-13, C-20, C-21 Total Area 5185.85 Sq.
Mtrs, & Plot Nos. C-10, C-14 to C-19, C-22, C-33 Total Area 4338.18 Sq.
Mtrs, & Plot Nos. C-25, C-26, C-27, C-30,C-31,C-32, C-34, C-35, C-36 Total
Area 4672.59 Sq. Mtrs & Plot Nos. C-02, C-03, C-04, C-07, C-08, C-09, C-23,
C-24, C-28, C-29, Total Area 5274.52 Sq. Mtrs Village Shinay, Taluka
Gandhidham-Kutch

1. Original Amalgamation order in respect Revenue Survey No. 213/1, Area 14771.00 Sq. Mtrs & 213/2 Area 14872.00, Total Area 29643.00 Sq. Mtrs, Village Shinay Taluka Gandhidham-Kutch vide order no. Jman/Vashi/763/2012 dt. 12-07-2012 in favour of Smt. Heenaben Ajay Chavda consolidation Two Survey Nos. known as survey no. 213/1 Area 29643.00 Sq. Mtrs issued by Mamlatdar Gandhidham with True Copy of Village Form No.6 (Hakk Patrak) entry no. 6613
2. Original Order Agricultural to Non Agricultural Residential Purpose in respect of Revenue Survey No. 213/1, Area 29643.00 Sq. Mtrs Village Shinay, Taluka Gandhidham-Kutch vide Order No. Land/P/Bakhp/Case/Reg. No.31/2013-14, dated. 24-03-2014 in favour of Smt Heenaben Ajay Chavda issued by Collector Office, Revenue Department Bhuj-Kutch with Original Lay out Plan & Permission dated. 04-09-2014



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3. Original Revised Lay out Permission No. 51246/LP dated. 05-03-2021 with Original Blue print Lay out Plan in favour Smt. Heenaben Ajay Chavda d/o Shri Harilal M.Bhatti
4. Original Registered Sale Deed dated. 16-04-2022 Non Agricultural Residential purpose amalgamated Revenue Survey No.213/1, (1) Plot Nos C-1, Area 923.19 Sq. Mtrs (2) C-5, Area 372.02 Sq. Mtrs (3) C-6, Area 483.05 Sq. Mtrs (4) C-11, Area 555.14 Sq. Mtrs (5) C-12, Area 578.01 Sq. Mtrs (6) C-13, Area 484.49 Sq. Mtrs (7) C-20, Area 601.71 Sq. Mtrs (8) C-21, Area 1188.24 Sq. Mtrs Total Area 5185.85 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch executed by Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti in favour of M/s Royal Buildspace LLP thro' its Partner Shri Sanjay D.Patro duly Registered with Sub Registrar Gandhidham at Regd. No. 3885 dated. 16-04-2022 and entered in Revenue Recorded entry no. 12183
5. Original Registered Sale Deed dated. 25-04-2022 Non Agricultural Residential purpose amalgamated Revenue Survey No.213/1, (1) Plot Nos. C-10, Area 438.77 Sq. Mtrs (2) C-14, Area 438.77 Sq. Mtrs (3) C-15, Area 438.77 Sq. Mtrs (4) C-16, Area 472.25 Sq. Mtrs (5) C-17, Area 472.25 Sq. Mtrs (6) C-18, Area 438.77 Sq. Mtrs (7) C-19, Area 438.77 Sq. Mtrs (8) C-22, Area 755.34 Sq. Mtrs (9) C-33, Area 444.49 Sq. Mtrs Total Area 4338.18 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch executed by Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti in favour of M/s Royal Buildspace LLP thro' its Partner Shri Sanjay D Patro duly Registered with Sub Registrar Gandhidham at Regd. No. 4075 dated. 25-04-2022 and entered in Revenue Recorded entry no. 12220
6. Original Registered Sale Deed dated. 07-05-2022 Non Agricultural Residential purpose amalgamated Revenue Survey No.213/1, (1) Plot Nos. C-25 Area 558.16 Sq. Mtrs (2) C-26, Area 707.30 Sq. Mtrs (3) C-27, Area 653.32 Sq. Mtrs (4) C-30, Area 661.34 Sq. Mtrs (5) C-31, Area 451.29 Sq. Mtrs (6) C-32, Area 443.35 Sq. Mtrs (7) C-34, Area 448.53 Sq. Mtrs (8) C-35, Area 452.57 Sq. Mtrs (9) C-36, Area 496.43 Sq. Mtrs Total Area 4672.59 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch executed by Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti in favour of M/s Royal Buildspace LLP thro' its Partner Shri Sanjay D Patro duly Registered with Sub Registrar Gandhidham at Regd. No. 4487 dated. 07-05-2022 and entered in Revenue Recorded entry no. 12267
7. Original Registered Sale Deed dated. 10-05-2022 Non Agricultural Residential purpose amalgamated Revenue Survey No.213/1, (1) Plot Nos. C-02 Area 642.59 Sq. Mtrs (2) C-03 Area 472.25 Sq. Mtrs (3) C-04, Area 438.77 Sq. Mtrs (4) C-07, Area 438.77 Sq. Mtrs (5) C-08, Area 472.25 Sq. Mtrs (6) C-09 Area 472.25 Sq. Mtrs (7) C-23, Area 622.56 Sq. Mtrs (8) C-24, Area 617.57 Sq. Mtrs (9) C-28, Area 583.61 Sq. Mtrs (10)



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C-29, Area 513.90 Sq. Mtrs Total Area 5274.52 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch executed by Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti in favour of M/s Royal Buildspace LLP thro' its Partner Shri Sanjay D. Patro duly Registered with Sub Registrar Gandhidham at Regd. No. 4558 dated. 10-05-2022 and entered in Revenue Recorded entry no. 12267

8. Original No Due Certificate dated. 15-03-2022 by State Bank of India, BPC(SME) Branch, Gandhidham-Kutch (M/s Harmony Salt Works) with Village Form No. 6(Hakk Patrak) entry no. 12204 (as per Old Lay out permission dated. 04-09-2014) (Release Deed No. 3497 dated. 30-03-2022

I M C Shah, Advocate having standing of 22 years at Bar and Notary appointed by the Government of India for the Gandhidham-Kachchh, do hereby certify that the title **M/s ROYAL BUILDSPACE LLP (Project Name Royal Orchard) thro' its Partner MR. SANJAY G. PATRO** in respect of the above said property is SARFAESI complaint, clear, complete, perfect and marketable and free from all Encumbrances and Charges of whatsoever nature and free from all the reasonable doubts.

Place Gandhidham
Date 13-05-2022



Yours faithfully

(Mayuri C. Shah)
Advocate & Notary

Mayuri C. Shah
13/05/2022