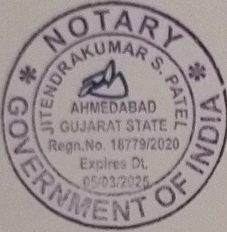


Jitendra S. Patel
Advocate & Notary

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TITLE REPORT

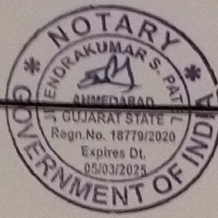
Ref.: Non-Agricultural land for Commercial and Residential of Final Plot No-112 admeasuring 1457 sq.mtrs.[land admeasuring 2428 sq.mtrs. of Survey No.393/2]of Town Planning Scheme No.69 Situate, lying and being at Mouje Chandkheda Taluka Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad-2(Vadaj) belonging to **R.S.Buildcon a Partnership Firm Through its Authorize Partner Mr. Jaydeep Ramniklal Makwana .**



With reference to the above and pursuant to your instructions and in connection of Title Certificate issued by me on even date, I have state that, I have investigated the title to the land in question, more particularly described in the Schedule hereunder written and submit my details search report on title thereon to you as under.

DETAILED SEARCH REPORT ON TITLE

That form the search of records being maintained by the Revenue Authorities of Gandhingar and Ahmedabad for the last more than 30 years viz.1994 to 2023 (the registration records of the year 1994 to 2007 of Sub-Registrar's Office Gandhingar is destroyed / torn out/ Not present, and hence it cannot be inspected properly and its search properly not available through my search clerk, while computerized search of the last 16 years (2008 to 2023) of Sub-Registrar's Office Gandhingar and Ahmedabad-2(Vadaj) is not well maintained / prepared by State Government and hence may be some error therein)for the said purpose as also on perusal and



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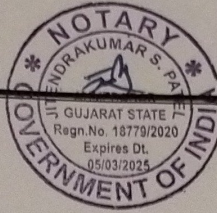
verification of relevant deeds, documents and papers etc. relating thereto and produced before me and believing same is true and correct it appears that said Revenue Survey no.393/2 and brief history of the entire said Survey number as follows :

That Prior to year 1994 the agricultural land admeasuring 2428 sq.mtrs. of Survey No.393/2 of Mouje Chandkheda belonged to Babubhai Dahyabhai Patel as an absolute owner and possessor thereof.

Thereafter as per order No.G.H.M./2008/2M/PFR-392008-35-L 1 dated 17.1.08 of Joint Secretary, Revenue Dept. Village of Chandkheda was transferred in Dascroi Taluka of District of Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry to the said effect was made in revenue record vide Entry No.8821 dated 8.2.2008 duly certified by the concerned revenue authority on 8.2.2008.

Thereafter as per order No.CB/LND-2/C-4019/08 dated 30.01.08 revenue area of Chandkheda Municipality was included in Ahmedabad District and details of all Survey Numbers of Mouje Motera was included in Dascroi Taluka. The entry to that effect was entered in the revenue records of mutation entry to the said effect was made in revenue record vide Entry No.8822 dated 8.2.2008 duly certified by the concerned revenue authority on 8.2.2008.

Thereafter on death of the Patel Babubhai Dahyabhai on dated 23-10-1989 and His Wife Maniben widow of Babubhai Patel death on dated 17.7.1996 the said land came to be owned and possessed by his legal heirs and next of kind according to the Hindu Law under which he was governed his heirs viz. Hansaben Babubhai. The entry to that effect was entered in the revenue records of mutation entry to the said effect was made in revenue record vide Entry No.10629 dated 7.1.2012 duly certified by the concerned revenue authority on 14.3.2012.



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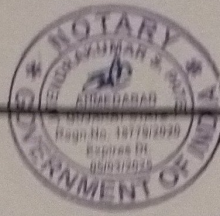
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Thereafter Revenue Dept. issued Resolution No.PFR/102011/275/L/1 dated 17.3.12 through which "City" and "Dascroi" Talukas of District of Ahmedabad were reconstituted and new Talukas "Ahmedabad City-East" and "Ahmedabad City-West" were constituted. Accordingly Village of Chandkheda of Dascroi Taluka was included in Taluka of Ahmedabad-City-West and accordingly Village Form No.7/12 was amended. The entry to that effect was entered in the revenue records of mutation entry to the said effect was made in revenue record vide Entry No.10761 dated 3.5.2012 duly certified by the concerned revenue authority on 5.5.2012.

Thereafter Hansaben Babubhai sold and conveyed Survey no-393/2 admeasuring 2428 sq.mtrs. to (1) Sureshbhai Mafatlal Makwana and (2) Ramniklal Mafatlal Makwana by Deed of Conveyance dated 24.9.2012 duly registered with the Sub-Registrar of Ahmedabad-2(Vadaj) on same day under serial No.1440.The entry to that effect was entered in the revenue records of mutation entry to the said effect was made in revenue record vide Entry No.10917 dated 24.9.2012 duly certified by the concerned revenue authority on 23.11.2012.

On implementation of Town Planning Scheme, the land of Survey No.393/2 admeasuring 2428 sq. mtrs. Were included in Town Planning Scheme No.69 and the said lands were allotted Final Plot No.112/1, 112/2 admeasuring 1457 Sq. Mtrs.

Thereafter District Collector, Ahmedabad granted N.A. Permission for Commercial and Residential use of the land admeasuring 1457 sq. mtrs. of Final Plot No-112/1, 112/2 of Town Planning Scheme No.69 by his order No.CB/LAND-2/NA/S.R.-44/2013 dated 18.3.2013. The entry to that effect was entered in the revenue records of mutation entry to the said effect was made in revenue record vide Entry No.11155 dated 2.5.2013 duly certified by the concerned revenue authority on 26.6.2013.



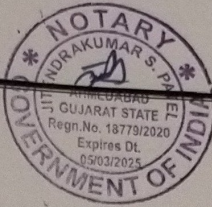
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Thereafter District Collector, Ahmedabad granted Revised N.A. Permission for Commercial and Residential use of the land admeasuring 1457 sq. mtrs. of Final Plot No-112/1, 112/2 of Town Planning Scheme No.69 by his order No.3083/07/18/048/2020 dated 28.12.2020. The entry to that effect was entered in the revenue records of mutation entry to the said effect was made in revenue record vide Entry No.14179 dated 28.12.2020 duly certified by the concerned revenue authority on 29.01.2021.

Thereafter (1) Sureshbhai Mafatlal Makwana and (2) Ramniklal Mafatlal Makwana sold and conveyed mulatipurpose land of Final Plot No-112 admeasuring 1457 sq.mtrs. land admeasuring 2428 sq.mtrs. of Survey No.393/2]of Town Planning Scheme No.69 to R.S.Buildcon a Partnership Firm Through its Authorize Partner Mr. Jaydeep Ramniklal Makwana by Deed of Conveyance dated 2.5.2022 duly registered with the Sub-Registrar of Ahmedabad-2(Vadaj) on same day under serial No.9600. The entry to that effect was entered in the revenue records of mutation entry to the said effect was made in revenue record vide Entry No.14890 dated 13.5.2022 duly certified by the concerned revenue authority on 28.6.2022.

That aforesaid entire search report on title is reference of revenue records, City survey records and Sub Registry records relevant for the purpose to study the devolution of title and ascertain any charge or encumbrance and does not contain entire revenue or sub registry records and I do not find any other charges or encumbrance subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in the entries or records right, any defects/defects in the sale deeds executed by the predecessors or present owner and the concerned power of attorney for execution of the sale deeds and any other laws, Rules applicable from time to time and further I am not verified original documents. I make every effort to ensure that inaccurately represent about title of



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the said land and this is my genuine opinion for you. This Title Certificate does not certify against any potential, but unrecorded liens, charge or any state of facts.

Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

At present the said land belonging to **R.S.Buildcon a Partnership Firm Through its Authorize Partner Mr. Jaydeep Ramniklal Makwana**, and form the search of the records concerned it appears that there is no charge or encumbrance whatsoever nature thereon.

In view of what is stated above I hereby certify that the title to the said property at present belonging to the said **R.S.Buildcon a Partnership Firm Through its Authorize Partner Mr. Jaydeep Ramniklal Makwana** to be clear, Marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to;

1. Verification of all original title chain documents, revenue record.
2. Fulfillment of terms and condition of N.A. Order.
3. Provision of Town Planning Scheme and use of land as per Zoning.
4. Usual Declaration being obtained at the time of sale/transfer.
5. Any others laws, acts, rules and regulation as may be applicable at the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural land for Commercial and Residential of Final Plot No-112 admeasuring 1457 sq.mtrs.[land admeasuring 2428 sq.mtrs. of Survey No.393/2]of Town Planning Scheme No.69 Situate, lying and being at Mouje Chandkheda Taluka Sabarmati in the Registration District of

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Ahmedabad and Sub-District of Ahmedabad-2(Vadaj) and the same is bounded as follow :

On or towards the East : Survey No.397/2

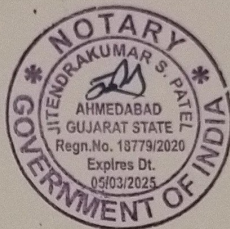
On or towards the West : Survey No.393/1/2 and Survey No.393/1/1

On or towards the North: Survey No.397/1

On or towards the South: T.P.Road

PLACE: AHMEDBAD

DATE: 16.2.2023



Jitendra S. Patel

[Signature]
Advocate

Note of caution and disclaimer:

1. This is to inform that Search of registration record of immediate past about last few days is not available.
2. The Search of complete registration record is not available due to tearing of Book No.2 of Registration Records of some years and the search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt. / Semi-Govt. Authority, Corporation, Local Authority for transfer of the said property or there are no pending litigation or injunction/status quo in respect of the said property. I have not made or carried out visit, verification, inspection or measurement at site of the said land. Hence conformity of area to be obtained from Govt. Approved Valued or Engineer.