

Gunvantrai R. Patel

M. Com., L.L.B., Advocate

Tele : 255 32 32 255 31 31

202, Sumangal Shopping Centre,
Nr. Varachha Police Station,
Varachha Rd., SURAT - 395 006.

REF. NO. TL/012/2018/REV2019B.

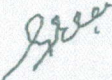
CERTIFICATE

THIS IS TO CERTIFY THAT, **Vishwas Hitech Infraprojects Private Limited**, a registered company of Surat, is absolutely entitled to the property, more particularly described in the schedule here under written, I have caused search to be taken at the office of the Sub-Registrar of Assurance at Surat and investigated the title of the owner to the property from the year 1985. And from that and relying upon declaration filed before me, I am of the opinion that, subject to available records and subject to prior permission (N.O.C.) of The Varachha Co-operative Bank Ltd., Surat and/or other Financial Institutes, titles of **Vishwas Hitech Infraprojects Private Limited**, Surat, to the said property are clear, marketable and free from reasonable doubt and without encumbrance.

:: The Schedule Above Referred to ::

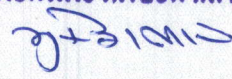
ALL THAT PIECE or parcel of property, being free hold land or ground, with super structure, (except Flats/Shops/Units shown in Schedule "A", which are sold & conveyed) bearing Final Plot No. **52** (O.P. No. 49) of T. P. Scheme No. 18 (Mota Varachha), Revenue Block No. 103 (Survey No. 111/1) of Moje **Mota Varachha**, ad-measuring **5843.00** sq. mtrs. or there about (as per revenue records 7790.00 sq. mtrs.); situate, lying and being at : **Opera Business Hub**, Lajamani Chowk, Village **Mota Varachha**, Surat City, Taluka Surat City (Adajan), District Surat, Gujarat State.

Given on this the 19th day of November 2019.


[GUNVANTRAI R. PATEL]
Advocate.

Encls.: Shedule-A, Shedule-B & Shedule-C.

VISHWAS HITECH INFRAPROJECTS PVT. LTD

 (5012910)

DIRECTOR

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Schedule "A"

(Shops/Units/Blocks Sold & Conveyed)

Vishwas Hitech Infraprojects Private Limited, Surat, has sold & conveyed following Shops/Units/Blocks of "**Opera Business Hub**", to various persons.

Shop No. 7, No. 9, No. 10, No. 26, No. 28, No. 29, No. 30, No. 51, No. 52, No. 56, No. 58, No. 59, No. 60, No. 61, No. 68 and No. 69 on Ground Floor; Shop No. 110, No. 112, No. 123, No. 133, No. 137, No. 139, No. 145, No. 147, No. 148, No. 149, No. 150, No. 157, No. 161, No. 163, No. 164, No. 167 and No. 169 on first Floor; Shop No. 208, No. 220, No. 222, No. 235, No. 236, No. 237, No. 238, No. 239, No. 240, No. 241 and No. 268 on Second Floor; Shop No. 303, No. 326, No. 334 and No. 335 on Third Floor; Shop No. 429, No. 430, No. 445, No. 446, No. 450, No. 451 and No. 452 on Fourth Floor.

Schedule "B"

(Shops/Units/Blocks Agreed to Sale)

Vishwas Hitech Infraprojects Private Limited, Surat is agreed to sale following Shops/Units/Blocks of "**Opera Business Hub**", to various persons, on terms & conditions agreed by & between them and accordingly Agreements for Sale had been executed by & between **Vishwas Hitech Infraprojects Private Limited**, Surat and respective purchaser/s. That, no Sale / Conveyance Deed has been executed for above mentioned any Shops/Units/Blocks, in favour of any person/s and actual physical possession of Shops/Units/Blocks are remain with **Vishwas Hitech Infraprojects Private Limited**, Surat.

Shop No. 32 and No. 33 on Ground Floor; Shop No. 422 and No. 423 on Fourth Floor.

Schedule "C"

(Details regarding mortgage)

1. Financial Institute : The Varachha Co-operative Bank Ltd.,
"Effiel Tower, Lambe Hanuman Road, Surat,
2. Cash Credit Facilities : Rs. 9,00,00,000/- (Nine Crore only)
3. Mortgage Deed Reg. No. : 23344 (Simple Mortgage without possession)
Date of Registration. : 06-09-2018.
Office of Registration : Surat City-4 (Katargam), Surat.



VISHWAS HITECH INFRAPROJECTS PVT. LTD

[Signature]
DIRECTOR