

Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES

Ref. No. TC/F.No.8093/23



To,
BLUVIAN SPACE LINK
A Partnership Firm,
through its administrative partner
Patel Gautambhai Laljibhai
Ahmedabad.

TITLE CERTIFICATE

Ref: Non-Agricultural land for Commercial purpose admeasuring 567 sq.mts. and land for Residential purpose admeasuring 3210 sq. mts. totally admeasuring 3777 sq. mts. of Final Plot No.41/2/2 [land of Survey No.68/2 admeasuring 6295 sq. mts.] of Town Planning Scheme No.117 [Vastral] [land adjacent to two 18 mt.roads towards North-East side] situate, lying and being at Mouje Vastral, Taluka Vatva in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 [Nikol] belonging to **Bluvian Space Link, a Partnership Firm, through its administrative partner Patel Gautambhai Laljibhai.**



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THIS IS TO STATE THAT, we have examined the title of Bluvian Space Link, a Partnership Firm, through its administrative partner Patel Gautambhai Laljibhai and the undersigned has expressed his opinion on the Title, and we have caused to be taken searches of available registration record through our search clerk for the last 30 years on 24.03.2022, 25.03.2022, 29.03.2022, 19.12.2022, 12.01.2023 and 24.01.2023 of Non-Agricultural land for Commercial purpose admeasuring 567 sq.mts. and land for Residential purpose admeasuring 3210 sq. mts. totally admeasuring 3777 sq. mts. of Final Plot No.41/2/2 [land of Survey No.68/2 admeasuring 6295 sq. mts.] of Town Planning Scheme No.117 [Vastral] [land adjacent to two 18 mt.roads towards North-East side] situate, lying and being at Mouje Vastral, Taluka Vatva in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 [Nikol] and from that and from declaration-cum-indemnity filed before us by the above owner/s stating that the said land has not been given in security, neither any charge, lien nor encumbrance has been created of any nature whatsoever thereon, and the said land is neither a subject matter of any pending proceedings nor any order, decree, attachment of any court/authority is operating against the said land which adversely affects the title and further, to settle the rights of previous owners, and also any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal permissions/orders if disputed, and believing the same to be true, correct and trustworthy and also



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believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and undertaking given to indemnify against all pending requirements as per Bond filed before us and also based upon the information given by the owner/s that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective. We issue this opinion of title based on the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss caused due to the information/search provided through computerized search and as per the note and disclaimer mentioned below. We hereby issue this certificate page-1 to 6 and opine that the title of the said land shall be clear and marketable and free from reasonable doubts subject to :-

1. Verification of all original title chain documents, revenue record, promulgation of record as per Re-Survey and previous transfer executed by Power of Attorney Holder [if any] to be verified.
2. Fulfilment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Mortgage Deed in the favor of Aditya Birla Housing Finance Limited through its Authorized officer Sumeet



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Naval Khandelwal and Ashish Rasikbhai Makwana under the Serial No.143 dated 03.01.2023.

5. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 24TH DAY OF JANUARY 2023.

Place : Ahmedabad

Hitesh M. Rawal
Hitesh M. Rawal
Advocate
(H. M. Rawal & Co.)

NOTE & DISCLAIMER:

1. This is to inform that sometimes search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover, conditional Computerised Search is issued by the Sub Registrar is not well prepared/maintained by State Government Agency and hence may be erroneous, resulting into error and with that caution, condition, understanding and on the basis of Registration Search the above Title Opinion Certificate is issued. Copies of [1] Search Receipt No.2022002008132 dated 24.03.2022 and Search Report for the period 1990-1994 - 1 page [2] Search Receipt No.2022007011140 dated 24.03.2022 and Search Report for the period 1994-2011 - 1 page [3] Search Receipt No.2022313002204 dated 29.03.2022 and Search Report for the period 2011-2018 - 25 pages [4] Search Receipt No.2022312013115 dated 25.03.2022 and



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Search Report for the period 2018-2022 - 1 page and [5] Search Receipt No.202231200049437 dated 19.12.2022 and Search Report for the period 2018-2022 - 1 page [6] Search Receipt No.202331200001515 dated 12.01.2023 and Search Report for the period 2022-2023 -5 page [7] Search Receipt No.20233120000763 dated 24.01.2023 and Search Report for the period 2022-2023 -6 page are annexed herewith for your perusal and record.

2. 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. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale. We 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 Valuer or Engineer.
3. Please note that the undersigned shall not be liable [legally or otherwise] for any inquiry or action under Gujarat Land Grabbing [Prohibition] Act, 2020 or any other law in force. This Title Certificate/Report issued by us is an expression of Opinion on the Title of the said Land subject to the provided documents, deeds, revenue records, city survey records, available search of Registration record provided by Sub Registrar Office and also presumption of non-commission of fraud, misrepresentation, forgery, or cheating in any manner with the undersigned and on the basis of Title Declaration furnished and in case though not on record, but found in future that the title of the said land/property in question are affected by any previous deeds/documents or Civil or Criminal proceedings that are



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not disclosed before us or provided to us and also defective under any applicable law then this Opinion shall not overcome those documents, proceedings and defects and shall always be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Certificate/Report is issued by the undersigned.