



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,

26th of October, 2021

Synthesis Framework LLP,

7th Floor, B block, Safal Pegasus, Prahladnagar,

Ahmedabad – 380015, Gujarat, India:

Respected Sir/ Ma'am,

Sub: No-Encumbrance Certificate to the property in concern chronicled hereinbelow:

Apropos of the property being all that piece and parcel of the non-agricultural land bearing Final Plot No. 107 admeasuring about 7748 sq. mtrs. forming a part of Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur), allotted in lieu of the land bearing Survey No. 702/4 admeasuring about 11542 sq. mtrs. situated within the limits of Village: Makarba, Taluka: Vejalpur and District: Ahmedabad or thereabouts ("said Property") in the ownership of Synthesis Framework LLP. Further, a Residential scheme by the name of 'ALTIUS VIITOR' is being developed on the said Property. We had conducted a title due diligence verification of the said Property involving perusal of the available revenue/ municipal/ city-survey records, title deeds and other relevant documents of the said Property and after verification of the same, we had issued a title certificate on 9.1.2020 in the name of (1) Deepak Lalbhai HUF – represented through its Karta and Manager i.e. Deepak Lalbhai (2) Rushabh Deepakbhai (3) Chintan Harishbhai and (4) Harishbhai Lalbhai HUF – represented through its Karta and Manager i.e. Chintan Harishbhai Shah, stating that the title of the said Property is clear and marketable subject to what is stated therein. Apropos the said Property, a search had also been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 9.1.2020 and 26.10.2021, wherein in the Search conducted on 26.10.2021, a Sale Deed dated 1.6.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 7070 executed by Rushabh Dipakbhai (50% undivided share) and Chintan Harish Shah (50% undivided share) in favour of Synthesis Framework LLP- a Limited Liability Partnership Firm represented through its Designated Partner i.e. Mr. Sharvil Pankaj Shah appeared. Further, searches at the office of the above-mentioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated. Further, we also disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this letter. In view of the foregoing, and pursuant to the search undertaken no charges or encumbrances were found on the said Property and the title of the said Property is clear, marketable and free from all encumbrances. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/2010.

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)

(Partner)