

Dated: 07.01.2019

TO WHOMSOEVER IT MAY CONCERN

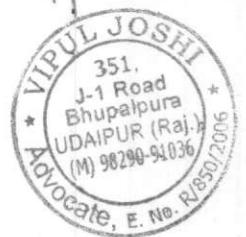
REPORT ON THE TITLE OF PROPERTY

Of M/s Archi Arcade through partners Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi, Udaipur

I, Vipul Joshi, Advocate, do hereby certify to you in my capacity as your Advocate that the title of above mentioned person/s to the immovable properties brief particulars whereof are given in the Schedule I hereto is clear, marketable and undisputed. I further confirm that the relevant revenue documents and title deeds of the said property have been examined by me for investigating the title to the said property, the above named persons is/are the exclusive owner of share in the property.

1. On the basis of my examination of the documents, I certify that the said property is free from encumbrance.
2. On the basis of the declaration(s) furnished, I certify that the said immovable properties are not, as far as I have been able to ascertain subject to any attachment or any process of court nor are they or any of them the subject matter of any litigation pending before any court.
3. I confirm that said properties have not been notified for acquisition by the concerned authorities.


(Vipul Joshi)
Advocate



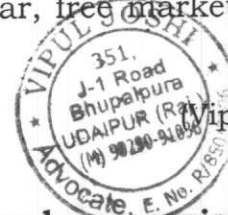
SCHEDULE – I

Particulars of **M/s Archi Arcade** through partners **Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi**, Udaipur's property.

S.No	Survey No.	Area	Brief description of the property such as location, boundaries etc.
1.	Plot No. 1	22706.50 sq.ft. 2110.26 sq. meters	The Plot is located at Rev. Village Ayad, Girwa, Udaipur and bounded by:
	Araji No. 1366, 2977/1367 and 2978/1369	East	Proposed road 40 feet
		West	Proposed road 40 feet
		North	Proposed road 60 feet
		South	Khasra No. 1368, 2978/1368 Plot No. 2

Certificate of Title to the Property

I have examined all the documents etc. pertaining to the Plot No. 1 Located at Revenue Village Ayad, Girwa, Udaipur admeasuring area 22706.50 sq.ft i.e. 2110.26 sq. yard (Hereinafter referred as the Said Property) Owned by **M/s Archi Arcade through partners Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi** and of the opinion that the aforesaid plot belongs to them is free from all sorts of encumbrances charges, liabilities of any kind what so ever and title of owner(s) to the said property is clear, free marketable and chain of title is complete.


Vipul Joshi
Advocate

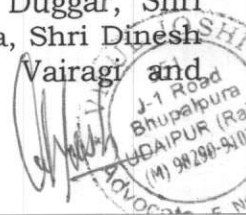
Brief history of the ownership of the property as to how it has been acquired by the present owner.

Allotment letter No. 1873 dated 23.4.2018 issued by UIT, Udaipur in favour of M/s Archi Arcade through partners Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi.

Patta No. 2328 dated 27.4.2018 executed by UIT, Udaipur in favour of M/s Archi Arcade through partners Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi entered in book I, vol. 1433, S.No. 201803102101885, Page NO. 78 dated 30.4.2018.

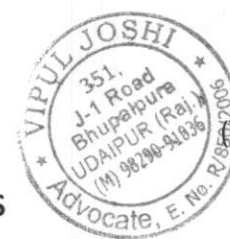
Construction permission No. 712 dated 21.12.2018 issued by UIT, Udaipur in favour of M/s Archi Arcade through partners Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi for construction of residential complex consisting of basement(parking) + Lower Stilt (parking) + Upper stilt mechanical (puzzle) parking + facilities + Ground + 7 floors.

Deed of partnership dated 29.7.2011 of M/s Archi Arcade consisting of 9 partners namely, Shri Rishabh Kumar S/o Mithalal Bhanawat, Smt. Suman W/o Shri Dilip Singh Babel, Shri Sanyam S/o Shri Shyam S. Singhvi, Shri Rajendra Kumar S/o Fatehlal Duggar, Shri Mahendra S/o Shri Takhatmal Khokhawat, Smt. Asha W/o Dr. Ashok Talesra, Shri Dinesh Kumar Jain S/o Hari Singh Jain, Shri Mangidas S/o Shri Lehardas Vairagi and Purshottamdas S/o Mangidas Vairage


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Supplementary partnership deed dated 7.5.2018 of M/s Archi Arcade consisting of partners namely, Shri Rishabh Kumar S/o Mithalal Bhanawat, Shri Sanyam S/o Shri Shyam S. Singhvi, Shri Rajendra Kumar S/o Fatehlal Duggar, Shri Mahendra S/o Shri Takhatmal Khokhawat, Shri Dinesh Kumar Jain S/o Hari Singh Jain, Shri Mangidas S/o Shri Lehardas Vairagi and Purshottamdas S/o Mangidas Vairage, Bharat Vaishnav S/o Mangilal Vaishnav, Lokesh S/o S.L. Malhara, Parmanand Patidar HUF through Karta Parmanand Patidar, Vinod S/o Surajmal Pamecha and Hari Singh S/o Dhan Singh Rao.

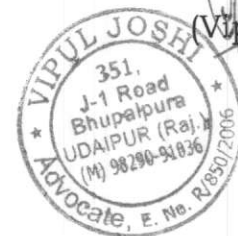
In this way the present owner has got title over the Property.



(Vipul Joshi)
Advocate

LIST OF TITLE OF CHAIN OF DOCUMENTS

S.No	Particulars	DATE OF DOCUMENT
1.	Allotment letter No. 1873 dated 23.4.2018 issued by UIT, Udaipur in favour of M/s Archi Arcade through partners Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi.	23.4.2018
2.	Patta No. 2328 dated 27.4.2018 executed by UIT, Udaipur in favour of M/s Archi Arcade through partners Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi entered in book I, vol. 1433, S.No. 201803102101885, Page NO. 78 dated 30.4.2018.	27.4.2018
3.	Construction permission No. 712 dated 21.12.2018 issued by UIT, Udaipur in favour of M/s Archi Arcade through partners Shri Dinesh Jain S/o Hari Singh Jain, Sanyam S/o Shyam S. Singhvi & Shri Purshottam S/o Mangidas Vairagi for construction of residential complex consisting of basement(parking) + Lower Stilt (parking) + Upper stilt mechanical (puzzle) parking + facilities + Ground + 7 floors.	21.12.2018
4.	Deed of partnership dated 29.7.2011 of M/s Archi Arcade consisting of 9 partners namely, Shri Rishabh Kumar S/o Mithalal Bhanawat, Smt. Suman W/o Shri Dilip Singh Babel, Shri Sanyam S/o Shri Shyam S. Singhvi, Shri Rajendra Kumar S/o Fatehlal Duggar, Shri Mahendra S/o Shri Takhatmal Khokhawat, Smt. Asha W/o Dr. Ashok Talesra, Shri Dinesh Kumar Jain S/o Hari Singh Jain, Shri Mangidas S/o Shri Lehardas Vairagi and Purshottamdas S/o Mangidas Vairage	29.7.2011
5.	Supplementary partnership deed dated 7.5.2018 of M/s Archi Arcade consisting of partners namely, Shri Rishabh Kumar S/o Mithalal Bhanawat, Shri Sanyam S/o Shri Shyam S. Singhvi, Shri Rajendra Kumar S/o Fatehlal Duggar, Shri Mahendra S/o Shri Takhatmal Khokhawat, Shri Dinesh Kumar Jain S/o Hari Singh Jain, Shri Mangidas S/o Shri Lehardas Vairagi and Purshottamdas S/o Mangidas Vairage, Bharat Vaishnav S/o Mangilal Vaishnav, Lokesh S/o S.L. Malhara, Parmanand Patidar HUF through Karta Parmanand Patidar, Vinod S/o Surajmal Pamecha and Hari Singh S/o Dhan Singh Rao.	7.5.2018



(Vipul Joshi)
Advocate