



Singhi & Co.

(REGISTERED)

Advocates and Notary

AHMEDABAD OFFICE :

Singhi House, 1, Magnet Corporate Park, Nr. Sola Bridge, S. G. Highway, Ahmedabad-380 059

MUMBAI OFFICE :

609, Dalamal Tower, 211, Nariman Point, Mumbai - 400 021

AHMEDABAD OFFICE :

TELEPHONE

079 6712 1800 to 1804

Fax : 079 6712 1806

E-mail :

ahmedabad@singhiandco.com

MUMBAI OFFICE :

TELEPHONE

022 4002 8926, 2282 8926

E-mail :

mumbai@singhiandco.com

MMS/2589/668

February 3, 2021

TAKSHASHILA HEIGHTS INDIA PRIVATE LIMITED

CIN: U45100GJ2017PTC098463

560, Silver Arc-"B", Open Plot

Nr. Ashima House Town Hall, Madalpur

Ellisbridge, Ahmedabad – 380 006

Kind Attn.: Shri Kamlesh Gonadaliya

Dear Sir,

Re: Title Clearance Certificate in respect to the non-agricultural freehold lands bearing (a) Final Plot No. 582/1 paiki admeasuring 2056 sq. yards i.e. 1719 sq. mtrs. and (b) Final Plot No. 583B + C paiki admeasuring 4031 sq. mtrs. both of Ellisbridge Town Planning Scheme No.3 varied (as per revenue records Town Planning Scheme No. 3/5) situated at Village/ Mouje: Chhadavadi, Taluka Sabarmati of the Registration District Ahmedabad and Sub-District Ahmedabad – 3 (Memnagar) in the State of Gujarat

Pursuant to your instructions, we have caused the searches of the available records of the Sub-Registrar of Assurances, Ahmedabad – 1 City, Ahmedabad – 4 (Paldi) and Ahmedabad – 3 (Memnagar) for the last 30 years from year 1990 to 22.01.2021, wherein for the years from 1990 to 1994 the searches of available records were verified at the office of the Sub-Registrar, Ahmedabad – 1 City, for the years from 1994 to 2011 the available encumbrance certificate has been obtained from the Sub-Registrar of Assurance, Ahmedabad – 4 (Paldi) and for the years from 2011 to 22.01.2021 the available encumbrance certificate has been obtained from the Sub-Registrar of Assurance, Ahmedabad – 3 (Memnagar) in respect of the following immoveable properties:

- (a) Final Plot No. 582/1 paiki admeasuring 2056 sq. yards i.e. 1719 sq. mtrs. owned by Neelkamal Realtors and Complex Private Limited more particularly described in Part-A of the Schedule hereunder written; and



Singhi & Co.

(REGISTERED)

Advocates and Notary

Continuous Sheet No. : _____

- (b) Final Plot No. 583B + C paiki admeasuring 4031 sq. mtrs. owned by Takshashila Heights India Private Limited more particularly described in Part-B of the Schedule hereunder written

(Neelkamal Realtors and Complex Private Limited and Takshashila Heights India Private Limited are hereinafter collectively referred to as the "said Companies")

(hereinafter collectively referred to as the "said Lands") and we are of the opinion that the title of said Companies over their respective said Lands are clear and marketable and free from any charges or encumbrances and also free from reasonable doubts subject to:

1. Lease Deed dated 20.04.2018 executed by Neelkamal Realtors and Complex Private Limited as the Lessor and Torrent Power Limited in respect of land admeasuring 33.45 sq. mtrs. forming part of land bearing Final Plot No.582/1/Paiki;
2. Lease Deed dated (*blank*) executed by and between the Company, as the Lessor and Takshashila Heights India Private Limited, as the Lessee and registered with the Sub-Registrar of Assurances, Ahmedabad -3 (Memnagar) on 21.08.2020 under Serial No.4513 in respect of land bearing Final Plot No.582/1/Paiki admeasuring 1719 sq. mtrs.;
3. Release of mortgage created by Indenture of Mortgage dated 1st September, 2020 (as per Index-II the date is 11th September, 2020) executed by the Company and three others in favour of IDBI Trusteeship Services Limited and registered with the Sub-Registrar of Assurances, Ahmedabad -3 (Memnagar) on 14.09.2020 under Serial No.5351;

Singhi & Co.
(REGISTERED)
Advocates and Notary

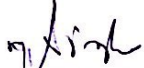
Continuous Sheet No. : _____

4. Release of mortgage created by Indenture of Mortgage dated 4th September, 2020 (as per Index-II the date is 11th September, 2020) executed by the Company and three others in favour of ECL Finance Limited and registered with the Sub-Registrar of Assurances, Ahmedabad -3 (Memnagar) on 14.09.2020 under Serial No.5352; and
5. Production of usual declarations by the Companies at the time of transfer.

Our searches are based on the basis of Encumbrance Certificates issued by the Ahmedabad – 4 (Paldi) and Ahmedabad – 3 (Memnagar) as physical / manual searches are not permissible in the office of the Ahmedabad – 4 (Paldi) and Ahmedabad – 3 (Memnagar) from 1994 onwards. The Sub-Registrar has issued the Encumbrance Certificates (in the form of Index-II sheet) with a note that no undertaking is given by the Government or by the issuing Sub-Registrar with regard to the correctness or authentication of the details mentioned in the encumbrance certificates.

The Search fee receipts dated 02.11.2020, 03.11.2020 and 22.01.2021 issued by the Sub-Registrar, Ahmedabad – 1 City, Sub-Registrar, Ahmedabad – 4 (Paldi) and Sub-Registrar, Ahmedabad – 3 (Memnagar) alongwith search results are enclosed as **Annexure** hereto.

Yours faithfully,
For Singhi & Co.


(Dr. (h.c.) M.M Singhi)
Senior Partner



Encl: as above

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Properties)

PART-A

All that piece or parcel of non-agricultural freehold land bearing Final Plot No.582/1 paiki admeasuring 2056 sq. yards i.e. 1719 sq. mtrs. of Ellisbridge Town Planning Scheme No.3 varied (as per revenue records Town Planning Scheme No. 3/5) situated at Village/ Mouje: Chhadavad, Taluka Sabarmati of the Registration District Ahmedabad and Sub-District Ahmedabad – 3 (Memnagar) in the State of Gujarat and the same is bounded as under:

On or towards the North by : F.P. No.582/2
On or towards the South by : F.P. No.581
On or towards the East by : Sub Plot Nos.11-A and 11-B of Final Plot No.583-B-C
On or towards the West by : Road

PART-B

All that piece or parcel of non-agricultural freehold land bearing Final Plot No. 583B + C paiki admeasuring 4031 sq. mtrs. of Town Planning Scheme No. 3/5 of Village/ Mouje: Chhadavad, Taluka Sabarmati of the Registration District Ahmedabad and Sub-District Ahmedabad – 3 (Memnagar) in the State of Gujarat and the same is bounded as under:

On or towards the East by : Railway Line
On or towards the West by : F.P. No.583 B/C P and F.P. No.582
On or towards the North by : F.P. No.583 B/C P
On or towards the South by : F.P. No.579 & 580



Singhi & Co.

(REGISTERED)

Advocates and Notary

AHMEDABAD OFFICE :

Singhi House, 1, Magnet Corporate Park, Nr. Sola Bridge, S. G. Highway, Ahmedabad-380 059

MUMBAI OFFICE :

609, Dalamal Tower, 211, Nariman Point, Mumbai - 400 021

AHMEDABAD OFFICE :

TELE PHONES

079-6712 1800 to 1804

Fax : 079-6712 1805

E-mail :

ahmedabad@singhiandco.com

MUMBAI OFFICE :

TELE PHONES

022-4002 8926, 2282 8926

E-mail :

mumbai@singhiandco.com

MMS/2589/101

June 4, 2021

TAKSHASHILA HEIGHTS INDIA PRIVATE LIMITED

CIN: U45100GJ2017PTC098463

560, Silver Arc-"B", Open Plot,

Nr. Ashima House Town Hall, Madalpur,

Ellisbridge,

Ahmedabad – 380 006

Kind Attn.: Shri Kamlesh Gonadaliya

Dear Sir,

Addendum-1

Re: Title Clearance Certificate in respect to the non-agricultural freehold lands bearing (a) Final Plot No. 582/1 paiki admeasuring 2056 sq. yards i.e. 1719 sq. mtrs. and (b) Final Plot No. 583B + C paiki admeasuring 4031 sq. mtrs. both of Ellisbridge Town Planning Scheme No.3 varied (as per revenue records Town Planning Scheme No. 3/5) situated at Village/ Mouje: Chhadavad, Taluka Sabarmati of the Registration District Ahmedabad and Sub-District Ahmedabad – 3 (Memnagar) in the State of Gujarat

We had submitted our Title Clearance Certificate in respect of the aforesaid Land vide our Letter No.MMS/2589/668 dated 3rd February, 2021 (the "Title Clearance Certificate").

At your request, we issue this Addendum-1 to the Title Clearance Certificate to the following effect:

The following Sr. No.4 and 5 appearing at Page No.2 and 3 of Title Clearance Certificate:

3. *Release of mortgage created by Indenture of Mortgage dated 1st September, 2020 (as per Index-II the date is 11th September, 2020) executed by the Company and three others in favour of IDBI Trusteeship Services Limited and registered with the Sub-Registrar of Assurances, Ahmedabad -3 (Memnagar) on 14.09.2020 under Serial No.5351;*
4. *Release of mortgage created by Indenture of Mortgage dated 4th September, 2020 (as per Index-II the date is 11th September, 2020)*



Singhi & Co.

(REGISTERED)

Advocates and Notary

Continuous Sheet No. : _____

2

executed by the Company and three others in favour of ECL Finance Limited and registered with the Sub-Registrar of Assurances, Ahmedabad -3 (Memnagar) on 14.09.2020 under Serial No.5352; and

be read and construed modified as:

3. *Release of mortgage created by Indenture of Mortgage dated 1st September, 2020 (as per Index-II the date is 11th September, 2020) executed by the Company and three others in favour of IDBI Trusteeship Services Limited to secure the debentures amount of Rs.65,00,00,000/- (Rupees Sixty Five Crores Only) and registered with the Sub-Registrar of Assurances, Ahmedabad -3 (Memnagar) on 14.09.2020 under Serial No.5351;*
4. *Release of mortgage created by Indenture of Mortgage dated 4th September, 2020 (as per Index-II the date is 11th September, 2020) executed by the Company and three others in favour of ECL Finance Limited to secure the term loans of Rs.40,00,00,000/- (Rupees Forty Crores Only) and Rs.30,00,00,000/- (Rupees Thirty Crores Only) and registered with the Sub-Registrar of Assurances, Ahmedabad -3 (Memnagar) on 14.09.2020 under Serial No.5352; and*

This Addendum-1 shall be read in conjunction with our Title Clearance Certificate, as referred in the first para of these presents.

Save and except the above Addendum-1 our Title Clearance Certificate remain unchanged and unaltered.

Yours faithfully,

For Singhi & Co.

(Dr. (h.c.) M.M. Singhi)
Senior Partner

