

Hareshchandrasinh J. Zala
Virbhadrasingh H. Zala
Advocates & Notary

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NON-ENCUMBRANCE CERTIFICATE

To,

SHARANAM ASSOCIATE,

D/1, Road No.02,

Beside Reliance Tower

Sardar Estate, Ajwa Road,

Vadodara, Gujarat.

This is to certify that the Non-Agriculture Land bearing Revenue Survey No 448/2/A, T.P. Scheme No 50, Final Plot No 40 admeasuring about 1336 Sq. Mtr. forming part of Village HARNI, Ta. & Dist. VADODARA ("Said Property") which is belonging to SHARANAM ASSOCIATES, a partnership firm. ("Owner") of project namely SHARNAM 11.

That therefore subject to the observations / recommendations and in light of the facts as emerging from various documents as reported, I am of the clear opinion that the "Said Property" was lawfully and exclusively owned and occupied by the "Owner" as absolute, exclusive and owner and the title of the "Said Property" is clear, marketable and sellable and is free from any encumbrances when the "Owner" transferred / sold the "Said Property" in favour of such intend person. This Non-Encumbrance Certificate given subject to the condition that there is a right of the "Owner" in the "Said Property".

Dated this 24/12/2020.



H.J. ZALA & ZALA ASSOCIATES
ADVOCATE AND NOTARY

G/703/1986

HJZ

HARESHCHANDRASINH J. ZALA
ADVOCATE



TRUE COPY

HJZ
H. J. ZALA
NOTARY (Govt. of India)

Hareshchandrasinh J. Zala
Virbhadrasinh H. Zala
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TO WHOM SO EVER IT MAY CONCERN

*I, hereby solemnly declare that I have experience of more than ten year in land related matters, in which land title search report, issuing of "No Encumbrance Certificate" on the land including right, title, interest or name of any party in or over land, and I have experience of 33 (Thirty Three) years in land related matters accordance to **GUJ RERA RULES**.*

The contents of above are true and correct. And nothing material has been concealed by me thereform.

Date : 24th December, 2020.

Place : Vadodara, Gujarat.

Advocate Sign :

Advocate Name: Hareshchandrasinh J. Zala

Enrollment No. G/703/1986



TRUE COPY
H. J. Zala
H. J. ZALA
NOTARY (GUJARAT, INDIA)

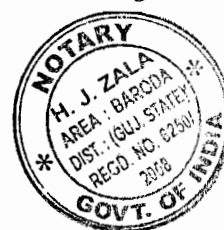
TITLE CLEARANCE CERTIFICATE IN RESPECT OF IMMOVABLE PROPERTY i.e. NON-AGRICULTURE LAND BEARING REVENUE SURVEY NO 448/2/A, T.P. SCHEME NO 50, FINAL PLOT NO 40 ADMEASURING ABOUT 1336 SQ. MTR. FORMING PART OF VILLAGE HARNI TA. & DIST. VADODARA OF PROJECT NAMELY "SHARNAM 11".

1. **BACKGROUND:**

That our firm has received instructions from **SHARANAM ASSOCIATES**, a partnership firm through its Partner Sri. **RAJENDRABHAI JAYANTIBHAI PATEL** address at **VADODARA** to cause and carry out the due diligence process and thereby investigate the Title of the "**SCHEDULED PROPERTY**" (more particular define as below) the rights of **SHARANAM ASSOCIATES**, a partnership firm through its Partner Sri. **RAJENDRABHAI JAYANTIBHAI PATEL** are the owner of Non-Agriculture Land bearing Revenue Survey No 448/2/A, T.P. Scheme No 50, Final Plot No 40 admeasuring about 1336 Sq. Mtr. forming part of Village Harni, Ta. & Dist. Vadodara in respect of the "**SCHEDULED PROPERTY**" and is competent in law to sale and or transfer the "**SCHEDULED PROPERTY**" in favour of intends Purchaser to Sale the "**SCHEDULED PROPERTY**" and therefore to cause and carry out the due diligence process for the issuance of the title clearance certificate.

2. **IMMOVABLE PROPERTY (SCHEDULED PROPERTY) IN RESPECT OF WHICH THE TITLE CLEARANCE CERTIFICATE IS ISSUED:**

This Title Clearance Certificate is in respect of immovable property i.e. Non-Agriculture Land bearing Revenue Survey No 448/2/A, T.P. Scheme No 50, Final Plot No 40 admeasuring about



1336 Sq. Mtr. forming part of Village **HARNI**, Ta. & Dist. **VADODARA**, which is owned by **SHARANAM ASSOCIATES**, a partnership firm through its Partner **Sri. RAJENDRABHAI JAYANTIBHAI PATEL** (hereinafter referred to as "**OWNER**" for the sake of brevity and convenience)

3. **DOCUMENTS RELIED UPON FOR THE PURPOSES OF ISSUANCE OF THIS CERTIFICATE:**

That in view of the type and nature of the "**SCHEDULED PROPERTY**" and also taking into consideration brief about the primary source of ownership of the Owner as was given by the Owner through the intending purchaser i.e. our client and also with a view to verify the title and ownership, the undersigned has also received the papers and documents from the Owner for the purpose of investigation of Title and ownership record in respect of the "**SCHEDULED PROPERTY**". The papers and documents as submitted and have been relied upon by us are as follows:

- a. Copy of Abstract No. 7, Village Form No. 8/A, Village Form No. 6/A.
- b. Photo copy of Registered Sale Deed dated 29.03.2019 bearing registration no. 4093 duly registered before Sub-Registrar of Vadodara-3.
- c. Photo copy of the order passed by the office of Non-agricultural Branch, Collector Office vide No. N.A./k.67/vasi /S.R./227-17/18 dated 25-10/2018 as passed in favor of Hasmukhbhai Ramanbhai Prajapati & others, whereby the, *Survey No.448/2/A admesuring area about 1336 Sq.Mtrs.* is allowed / permitted to be used for Non Agricultural purposes for resident and commercial use



- d. Public Notice as published in leading daily newspaper **Guj Samachar** as published on 28/02/2019
- e. Photo copy of Search Report along with the Original Receipt dated **29/6/2020** issued by the office of the Sub-Registrar bearing receipt no. **2020013013320, 2020014011060, 2020315009192, 2020315025456** in respect of payment of search fees as paid for the same.

4. **PROCESSES CARRIED OUT FOR THE ISSUANCE OF THIS CERTIFICATE:**

The undersigned Advocate had also caused the publication of the Public Notice dated 28/02/2019 in local daily newspaper **Gujarat Samachar** inviting any person having any right, title, interest, charge or any privities with the "**SCHEDULED PROPERTY**" or against the claim of absolute ownership and possession of the Owner. That during the notice period and thereafter till the issuance of this certificate by the undersigned, the undersigned has not received any objections or dispute as against the ownership and possession of the Owner in respect of the "**SCHEDULED PROPERTY**".

- a. That our Firm has also verified and scrutinized all the documents and papers, orders, permissions etc as have been referred to herein aforesaid for the purposes of determining the valid holding of the title and thereupon the detailed analysis is made hereunder and our opinion about the legitimate holding of title is given hereunder.



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5. **ANALYSIS OF THE LEGALITY OF THE TITLE AND OWNERSHIP RIGHTS OF THE OWNERS:**

That in furtherance of the documents as referred to above being received and the processes, in order to determine the legality of the title and Ownership Rights of the Owners, the analysis is caused hereunder :

I have gone through all the papers in respect of the "**SCHEDULED PROPERTY**". I find that initially by virtue of various Entry Nos. as mentioned below of **NON-AGRICULTURE LAND BEARING REVENUE SURVEY NO 448/2/A, T.P. SCHEME NO 50, FINAL PLOT NO 40 ADMEASURING ABOUT 1336 SQ. MTR. FORMING PART OF VILLAGE HARNI TA. & DIST. VADODARA.**

a. **ENTRY No. 159 :**

Name of Naran Narsinhbhai mutated by virtue of this entry of the partition dated 14-09-1954 and remaining things is illegible.

b. **ENTRY No. 1644 :**

Name of the owner and possessor **Adambhai Alasibhai** is entered by virtue of the sale deed executed by Seller **Naran Narsinhbhai** dated on **03/05/1975** against consideration of **Rs.12,401/-** in respect of the "**SCHEDULED PROPERTY**".

c. **ENTRY No. 1791 :**

Name of the legal heirs of **1. Jamalbhai Adambhai, 2. Gaffarbhai Adambhai, 3. Sattarbhai Aadambhai** was entered in the records of right as joint owner as per



statement is given by Adambhai Alasibhai dated 15/07/1981 in respect of "**SCHEDULED PROPERTY**".

d. **ENTRY No. 1928 :**

Name of the Tulsidas Valajibhai was entered by virtue of Hissa Form made on dated 29/10/84.

e. **ENTRY No. 2265 :**

On dated 08/02/1990 entry of Family Partition Deed was executed between owners of the land namely **1. Adambhai Alasibhai, 2. Jamalbai Adambhai, 3. Gaffarbai Adambhai, 4. Sattarbai Adambhai** and name of the Gaffarbai Adambhai and Sattarbai Adambhai are obliterate from records of right in respect of "**SCHEDULED PROPERTY**".

f. **ENTRY No. 3096 :**

On dated 06/07/2001 entry of order passed by the agricultural and competent authority "**SCHEDULED PROPERTY**" was transferred in the name of government.

g. **ENTRY No. 4035 & 4056 :**

Entry of order passed by the G.R.T. Ahmadabad dated 12/09/08 name of the legal heirs of the late Adambhai Alsibhai was mutated in respect of the "**SCHEDULED PROPERTY**" and order of the all lower court/competent authority was rejected.



h. ENTRY No. 4323 :

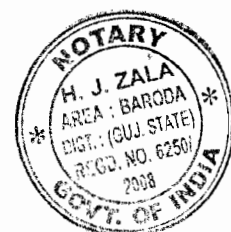
Certified on dated 19/12/2013 as the Seller : **Legal heirs of late Sattarbhai Adambhai Dhaniwala and others, Confirming Parties** executed sale deed in favour of Purchaser : **1. Hashmukhbhai Ramanbhai Prajapati, 2. Manishbhai Ishwarbhai Patel** on **06/04/2010** vide Reg.No. **4561/2010** against consideration of **Rs.57,15,000/-** in respect of "**SCHEDULED PROPERTY**".

i. ENTRY No. 4323 :

Certified on dated 19/10/2010 as per said entry **1. Nilkamalben wife of Hashmukhbhai Ramanbhai Prajapati, 2. Vanshil Hashmukhbhai Prajapati, 3. Priyesh Hashmukhbhai Prajapati** is three members who legal heirs of Hashmukhbhai Ramanbhai Prajapati and their names are mutated in record of rights by virtue of pedigree, affidavit and application in presence of Hashmukhbhai Ramanbhai Prajapati.

jj. ENTRY No. 5392 :

Certified on dated 19/10/2016 as per said entry the order passed by the office of Collector Office vide No. N.A./S.R./214/2014-15, No.Land-D/Sec.-65/Vashi/10035 to 10043/14 dated 05-12-2014 as passed in favor of Hashmukhbhai Ramanbhai Prajapati & others, whereby the, *Survey No.448/2/A admesuring area about 2226 Sq.Mtrs.* is allowed / permitted to be used for Non Agricultural purposes for resident as well as commercial usage.



k. **ENTRY No. 5780 :**

Certified on dated 19/06/2019 as per said entry as the Seller : **1. Hashmukhbhai Ramanbhai Prajapati (40% share), 2. Nilakamalben wife of Hashmukhbhai Ramanbhai Prajapati (40% share), 3. Patel Manishbhai Ishwarbhai (20% share)** executed sale deed in favour of Purchaser : **Sharanam Associates through its managing partner Sri. Rajendrabhai Jayantilal Patel** on **29/03/2019** vide Reg.No. **BRA-5/BPD/4039/2019** against consideration of **Rs.1,00,00,000/-** in respect of "**SCHEDULED PROPERTY**".

l. **ENTRY No. 5820 :**

Certified on dated 18/10/2019 as per said entry the revised order passed by the office of Collector Office vide No. N.A./k.67/vasi /S.R./227-17/18 dated 25-10-2018 as passed in favor of Hasmukhbhai Ramanbhai Prajapati & others, whereby the, *Survey No.448/2/A admesuring area about 1336 Sq.Mtrs.* is allowed / permitted to be used for Non Agricultural purposes for resident as well as commercial usage.

m. I have published a public Notice in local Newspaper **GUJARAT SAMACHAR** on date **28/02/2019** and invite objection from public at large, but not a signal objection filled by any person or any one until today.

n. That because the Owner has personally represented that they have not created any third party rights, title, interest or claims over the "**SCHEDULED PROPERTY**" and all the original documents, copies whereof are supplied to the



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undersigned are in their possession and custody and because the undersigned has not received any objections to the public notice and also because the name is reflecting in the statutory records and also in view of the scrutiny of the ownership records as is caused above, the undersigned has given the below opinion.

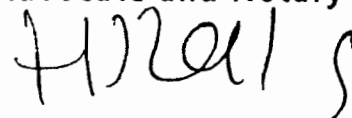
6. **OPINION :**

That therefore subject to the facts as have been communicated to the undersigned and the observations / recommendations, the undersigned is of the considered opinion that the Owner is having a clear, marketable and transferable title to transfer the "**SCHEDULED PROPERTY**" in favour of the intending purchaser i.e. our client subject to prior statutory compliances and permissions as may be required to be obtained under the laws.

Palace : Vadodara.

Date : 24/12/2020

H.J. Zala & Zala Associates
Advocate and Notary



Hareshchandrasinh J. Zala

Advocate

Enrollment No.G/703/1986



TRUE COPY


H. J. ZALA
NOTARY (Govt. of India)

