

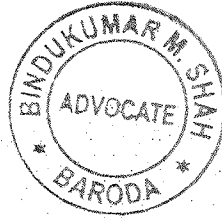


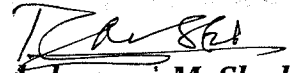
Bindukumar Shah
(ADVOCATE)

NON-ENCUMBRANCES CERTIFICATE

I certify that W Infrastructure, a partnership firm who is Promotor for the Project namely '*Prime Trinity*' is the owner of the non-agricultural land bearing *R.S. No.129/1, admeasuring 0-22-26 Sq. Mtrs. and R.S. No.129/2, admeasuring 0-21-25 Sq. Mtrs.*, having *F. P. No.31, admeasuring 3,046 Sq. Mtrs.* of *T. P. Scheme No.1*, which is lying and being in Registration District & Sub-District Vadodara being at *Moje Harni, Tal. & Dist. Vadodara* and the same is free from encumbrances. I, the undersigned have investigated the title in detail. I have taken necessary search from the office of the Sub-registrar as mentioned above. Therefore, title of the said property is clear and marketable and free from encumbrances and free to sell.

Date: 29/05/2023
Place: Vadodara




Bindukumar M. Shah
Advocate

G / 317 / 1973



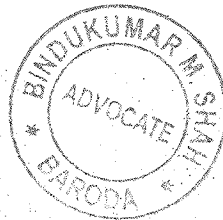
Bindukumar Shah
(ADVOCATE)

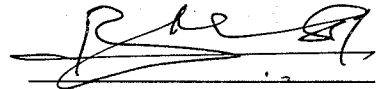
TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that, I have experience of more than 49 Years in land related matters, in which land title search report issuing of **"No Encumbrance Certificate"** mentioning reasoning thereof on the land including right, title, interest or name of any party in or over land. That my experience is of more than 49 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 there from.

Date: 29/05/2023
Place: Vadodara



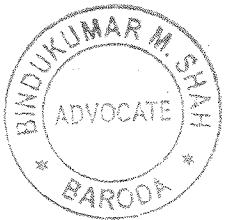

BINDUKUMAR SHAH
ADVOCATE
G / 317 / 1973

**Title Clearance Certificate**

On request and as desired to issue a *Title Clearance Certificate and Non encumbrances Certificate* in respect of the non-agricultural land bearing ***R.S. No.129/1, admeasuring 0-22-26 Sq. Mtrs. and R.S. No.129/2, admeasuring 0-21-25 Sq. Mtrs., having F. P. No.31, admeasuring 3,046 Sq. Mtrs. of T. P. Scheme No.1,*** which is lying and being in Registration District & Sub-District Vadodara being at ***Moje Harni, Tal. & Dist. Vadodara.*** Hence, I, Bindukumar M. Shah, Advocate, do hereby give my opinion as to the Title, details of which are as under:

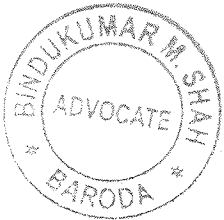
1. I have been supplied documents regarding the non-agricultural land bearing R.S. No.129/1, admeasuring 0-15-58 Sq. Mtrs. and R.S. No.129/2, admeasuring 0-14-88 Sq. Mtrs., having F. P. No.31, admeasuring 3,046 Sq. Mtrs. of T. P. Scheme No.1, which is lying and being in Registration District & Sub-District Vadodara being at Moje Harni, Tal. & Dist. Vadodara, and I have gone through the same:

- a. A copy of 7/12 extract of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara from 1951-52 to 1960-61.
- b. A copy of 7/12 extract of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara from 1961-62 to 1970-71.
- c. A copy of 7/12 extract of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara from 1971-72 to 1981-82.



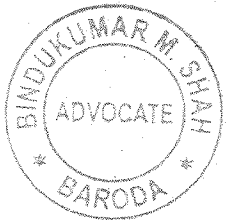


- d. A copy of 7/12 extract of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara from 1982-83 to 1987-88.
- e. A copy of 7/12 extract of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara from 1987-88 to 1999-2000.
- f. A copy of 7/12 extract of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara from 2019-20 to 2021-22.
- g. A copy of 7/12 extract of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara from 2021-22 to 2023-24.
- h. A copy of Village Form No. 8-A extract of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara, having Khata No.283.
- i. Copies of mutation entry of the Village Form No.-6 (Record of Right) of R.S. No.129/1 & R.S. No.129/2 of Moje Harni, Tal. & Dist. Vadodara.
- j. A copy of Deed of Relinquishment which was executed by (1) Patel Nayanaben Shankarbhai W/o. Arunbhai Patel, (2) Patel Anjanaben @ Anjuben Shankarbhai W/o. Sureshbhai & (3) Patel Shilpaben Shankarbhai W/o. Ashwinbhai & (4) Patel Bhaktiben Shankarbhai W/o. Bharatbhai and registered before the office of Sub-registrar at Vadodara on dtd.25/07/2022 vide regi. no.1431.
- k. A copy of Deed of Relinquishment which was executed by Patel Sudhaben Pravinbhai W/o. Chandrakantbhai Patel and registered before the office of Sub-registrar at Vadodara on dtd.25/07/2022 vide regi. no.1432.





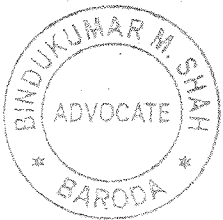
1. A copy of Deed of Relinquishment which was executed by Patel Dipikaben Kantibhai W/o. Kalpeshbhai Patel and registered before the office of Sub-registrar at Vadodara on dtd.25/07/2022 vide regi. no.1433.
 - m. A copy of Deed of Relinquishment which was executed by (1)Patel Pragyaben Ambalal W/o. Parasharbhai Patel & (2)Patel Ritaben Ambalal W/o. Amar Patel and registered before the office of Sub-registrar at Vadodara on dtd.25/07/2022 vide regi. no.1434
 - n. A copy of N. A. order issued by the Collector, Vadodara vide order no.544/ 19/ 15/ 020/ 2023, dtd.28/02/2023 for R.S. No.129/1 of Moje Harni. Tal. & Dist. Vadodara.
 - o. A copy of N. A. order issued by the Collector, Vadodara vide order no.641/ 19/ 15/ 020/ 2023, dtd.13/03/2023 for R.S. No.129/2 of Moje Harni. Tal. & Dist. Vadodara.
2. It is reflected from the documents and revenue records provided to me that the land bearing R.S. No.129/1, admeasuring 0-22-26 Sq. Mtrs. and R.S. No.129/2, admeasuring 0-21-25 Sq. Mtrs. of Moje Harni, which is lying and being in Registration District & Sub-District Vadodara was owned by Gokadbhai Bhagwanbhai which is reflected from Mutation Entry no.62, dtd.12/9/58. It transpires from the Mutation Entry no.591, dtd.7/10/58 that the name of Lalabhai Shivabhai as tenant was ordered to be removed from the record as he evicted the said land more than two years.
 3. Further, it reflects from Mutation Entry no.1001, dtd.4/2/70 that an oral partition between sons of Gokadbhai Bhagwanbhai namely Shankarbhai Gokadbhai and Kantibhai Gokadbhai was taken place and accordingly the land bearing R.S. No.129/1, admeasuring 0-22-26 Sq. Mtrs. and R.S. No.129/2, admeasuring 0-21-25 Sq.





Mtrs. of Moje Harni had come in the share of Kantibhai Gokadbhai. It is pertinent to note that the names of the (1)Shankarbhai Gokadbhai (2) Pravinbhai Gokadbhai & (3) Ambalal Gokadbhai got mutated along with Kantibhai Gokadbhai as they were real brothers and had equal right and share in the land bearing R.S. No.129/1, admeasuring 0-22-26 Sq. Mtrs. and R.S. No.129/2, admeasuring 0-21-25 Sq. Mtrs. of Moje Harni and therefore, the same had been confirmed by Mutation Entry no.2330, dtd.8/1/91 on application of Kantibhai Gokadbhai.

4. It transpires from the Mutation Entry no.6244, dtd.09/06/2022 that the names of legal heirs namely (1)Patel Bhanuben Shankarbhai, (2)Patel Nayanaben Shankarbhai, (3)Patel Anjanaben Shankarbhai, (4)Patel Shilpaben Shankarbhai, (5)Patel Bhaktiben Shankarbhai, (6)Patel Nayanbhai Shankarbhai, (7)Patel Taraben Kantibhai, (8)Patel Dipikaben Kantibhai, (9)Patel Rikinbhai Kantibhai, (10)Patel Sushilaben Pravinbhai, (11)Patel Kamleshbhai Pravinbhai, (12)Patel Sudhaben Pravinbhai, (13)Patel Vivekbhai Pravinbhai, (14)Patel Meenaben Ambalal, (15)Patel Pragyaben Ambalal, (16)Patel Ritaben Ambalal, (17)Patel Hemdipbhai Ambalal has been mutated in the revenue record as Consent Deed was executed on dtd.22/05/2022 and notarized vide registration no.588 and submitted before the Circle Officer, Vadodara (North) and therefore, the same entry has been confirmed by the Circle Officer on dtd.20/07/2022.



5. That according to Mutation Entry no.6296, dtd.26/09/2022, the names of (1)Patel Pragyaben Ambalal W/o. Parasharbhai Patel & (2)Patel Ritaben Ambalal W/o. Amar Patel were deleted from the revenue record based on Deed of Relinquishment which was registered before the office of Sub-registrar at Vadodara on dtd.25/07/2022 vide regi. no.1434 as well as it can be seen from Mutation Entry no.6297, dtd.26/09/2022 that the names of Patel Dipikaben Kantibhai W/o. Kalpeshbhai Patel was deleted from the



revenue record based on Deed of Relinquishment which was registered before the office of Sub-registrar at Vadodara on dtd.25/07/2022 vide regi. no.1433. Further, it can also be seen through the Mutation Entry no.6298, dtd. 26/09/2022, the name of Patel Sudhaben Pravinbhai W/o. Chandrakantbhai Patel was also deleted from the revenue record based on Deed of Relinquishment which was registered before the office of Sub-registrar at Vadodara on dtd.25/07/2022 vide regi. no.1432 and simultaneously, according to Mutation Entry no.6295, dtd.26/09/2022 that the names of (1) Patel Nayanaben Shankarbhai W/o. Arunbhai Patel, (2) Patel Anjanaben @ Anjuben Shankarbhai W/o. Sureshbhai & (3) Patel Shilpaben Shankarbhai W/o. Ashwinbhai & (4) Patel Bhaktiben Shankarbhai W/o. Bharatbhai were deleted from the revenue record based on Deed of Relinquishment which was registered before the office of Sub-registrar at Vadodara on dtd.25/07/2022 vide regi. no.1431. Thus, (1)Kantibhai Gokadbhai Patel, (2)Shankarbhai Gokadbhai Patel, (3)Pravinbhai Gokadbhai Patel, (4)Ambalal Gokadbhai Patel, (5)Bhanuben Shankarbhai Patel, (6)Nayanbhai Shankarbhai Patel, (7)Taraben Kantibhai Patel, (8)Rikin Kantibhai Patel, (9)Sushilaben Pravinbhai Patel, (10)Kamleshbhai Pravinbhai Patel, (11)Vivekbhai Pravinbhai Patel, (12)Minaben Ambalal Patel & (13)Hemdip Ambalal Patel have become owner and occupant of the said land.

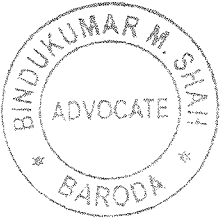
6. It is required to note that 1558 Sq. Mtrs. of land out of total land of 0-22-26 Sq. Mtrs. of land bearing R.S. No.129/1 of Moje Harni was ordered to be converted for non-agricultural use by the Collector, Vadodara vide order no.544/ 19/ 15/ 020/ 2023, dtd.28/2/2023 and the same has been affected through Mutation Entry no.6381, dtd.28/2/2023, while the land admeasuring 1488 Sq. Mtrs. of land out of total land of 0-21-25 Sq. Mtrs. of land bearing R.S. No.129/2 of Moje Harni was ordered to be converted for non-agricultural use by the Collector, Vadodara vide order





no.641/ 19/ 15/ 020/ 2023, dtd.13/3/2023 and the same has been affected through Mutation Entry no.6394, dtd.13/3/2023.

7. It can be seen from the documents provided that (1)Kantibhai Gokadbhai Patel, (2)Shankarbhai Gokadbhai Patel, (3)Pravinbhai Gokadbhai Patel, (4)Ambalal Gokadbhai Patel, (5)Bhanuben Shankarbhai Patel, (6)Nayanbhai Shankarbhai Patel, (7)Taraben Kantibhai Patel, (8)Rikin Kantibhai Patel, (9)Sushilaben Pravinbhai Patel, (10)Kamleshbhai Pravinbhai Patel, (11)Vivekbhai Pravinbhai Patel, (12)Minaben Ambalal Patel & (13)Hemdip Ambalal Patel have executed Sale Deed in favour of W Infrastructure, a partnership firm and registered the same before the office of Sub-registrar at Vadodara at Sr. No.6461 on dated 13/4/2023. It is also pertinent to note that Patel Nirmlaben alias Narmadaben Shantilal Patel D/o. Gokadbhai Bhagwanbhai Patel has executed Declaration and notarized it before the Notary Advocate Vinod R. Gajjar by regi. no.2440, dated 10/4/2023 whereby she had confirmed the sale transaction by giving her consent to the same. Thus, W Infrastructure, a partnership firm has become full and absolute owner of the non-agricultural land bearing R.S. No.129/1, admeasuring 0-15-58 Sq. Mtrs. and R.S. No.129/2, admeasuring 0-14-88 Sq. Mtrs., having F. P. No.31, admeasuring 3,046 Sq. Mtrs. of T. P. Scheme No.1, which is lying and being in Registration District & Sub-District Vadodara being at Moje Harni, Tal. & Dist. Vadodara by virtue of Sale Deed.



8. I have also published Public Notice in Sandesh and Gujarat Samachar daily on dtd. 14/03/2023 regarding of issuance of Title Clearance Certificate of the said land and got detailed searches in the office of sub registry, Vadodara and I have not found any encumbrance in the said land.

9. Thus, looking to the referred documents and after getting detailed searches in the office of sub registry, Vadodara and after giving a



Bindukumar Shah
(ADVOCATE)

public notice in Daily News Paper namely Sandesh & Gujarat Samachar and after verifying the revenue records, I am of the opinion that the title of the non-agricultural land bearing R.S. No.129/1, admeasuring 0-15-58 Sq. Mtrs. and R.S. No.129/2, admeasuring 0-14-88 Sq. Mtrs., having F. P. No.31, admeasuring 3,046 Sq. Mtrs. of T. P. Scheme No.1, which is lying and being in Registration District & Sub-District Vadodara being at Moje Harni, Tal. & Dist. Vadodara, is clear, marketable, and free from the reasonable doubts and also free from all encumbrances.

Date: 29/05/2023
Place: Vadodara.




Bindukumar M. Shah
Advocate