

Amit Rajendra Vyas

B.Com, LL.B., Advocate

Office :-3, 2nd Floor, Block No. B, Rudra Square, Nr. Judges Bungalow Cross Road, Bodakdev, A'bad. Ph. 4002 0403

Ref. N0. : 692/2018

Date : 23-02-2019

NON-ENCUMBRANCE CERTIFICATE

To

(1) Bhanuben Harshadbhai Patel

(2) Ashish Harshadbhai Patel

(3) Satyen Harshadbhai Patel

(4) Hemil Ashishbhai

(5) Dhruvil Satyenbhai

All R/o. :- 107, Patel Vaas, Nr. Ramji Temple,

Vasna Village, Vasna, Ahmedabad - 380 007.

(5) "Rajyash Infra Space" A Partnership Firm,

Office at :- 305, Mouryansh Allanza,

Nr. Parekh's Hospital, Shyamal Cross Roads,

Satellite, Ahmedabad - 380 015.



The non-agricultural usage residential purpose land bearing block/survey No.546/2 of account No.399 admeasuring 6070 sq. mts. falling within the sim of mauje village Shahvadi, taluka Vatva in Registration District Ahmedabad Sub District Ahmedabad - 5 (Narol) belongs to the joint ownership and possession of (1) Bhanuben Harshadbhai Patel, (2) Ashish Harshadbhai Patel, (3) Satyen Harshadbhai Patel, (4) Hemil Ashishbhai and (5) Dhruvil Satyenbhai and the partnership firm named "Rajyash Infra Space" is having its development rights vested in the said land.

The undersigned advocate Mr. Amit R. Vyas had search carried out in the Government and Semi Government Land Records in that regard from the year, 1950-51 to 2018-19 and the search in the office of Sub Registrar, Ahmedabad-1 (City) in respect of the said non-agricultural residential purpose land bearing block/survey No.546/2 falling within the sim of mauje village Shahvadi admeasuring 6070 sq. mts. has been carried out on 16/01/2019 vide application No.1197, receipt No.2019002001444 for the years 1988 to 1994, in the office of the Sub Registrar Ahmedabad-13 (City) on 16/01/2019 for the years 2011 to 2019 vide application No.272, receipt No.201931000381 and in the office of Sub Registrar Ahmedabad (Narol) on 16/01/2019 for the years from 1994-2019 vide application No.826, receipt No.2019005001158. Moreover, Appeals being S.C.A. No.20272/2016 and S.C.A. No.3353/2018 are also pending before the Hon'ble High Court in respect of the said land bearing survey No.546. One suit being Civil Suit No.209/2018 is also pending in the Court of Hon'ble Senior Civil Judge, Ahmedabad [Rural]. The entire records of all the above referred appeals, till date, have been verified by advocate Amit Rajendrabhai Vyas and it has been found that there is no stay order which has been



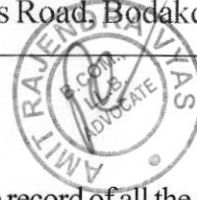
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granted by the Honble Gujarat High Court till date. Upon verifying the entire record of all the above referred suits, the undersigned advocate Amit Rajendrabhai Vyas has found that, till date, the Hon'ble Sr. Civil Judge of Ahmedabad [Rural], Mirzapur has not passed any order of injunction in the above referred suits. Subject to the above facts and circumstances, except the appeals which are pending before the Hon'ble High court and the suits which are pending before the Hon'ble Sr. Civil Judge, Ahmedabad [Rural] in respect of the said land bearing survey No.546, the rights and titles of the said land bearing survey No.546/2 are clear and marketable. Therefore, since there is no order of injunction existing in respect of the said land as on date, there would be no technical or legal discrepancy if (1) Bhanuben Harshadbhai Patel, (2) Ashish Harshadbhai Patel, (3) Satyen Harshadbhai Patel, (4) Hemil Ashishbhai and (5) Dhruvil Satyenbhai being the owners and the partnership firm named "Rajyash Infra Space" being the developer, together and jointly float a scheme of flats named "Rajyash Rains" for residential purpose as per the plans sanctioned by the Ahmedabad Municipal Corporation. There would also be no technical or legal impediment if they sell the flats of said scheme named "Rajyash Rains" to its members and if the members of such flats avail any kind of financial assistance or loan from any government or semi-government bank. I, the undersigned advocate Amit Rajendrabhai Vyas, by way of this NON-ENCUMBRANCE CERTIFICATE, do hereby opine that all the rights and titles of the said land bearing survey No.546/2 are clear and marketable that is my written opinion and said land is free from all encumbrance.

PLACE : AHMEDABAD

DATE : 23-02-2019



AMIT RAJENDRA VYAS
B.COM., LL.B. ADVOCATE

Amit Rajendrabhai Vyas, Advocate