

Snehal K. Shah

B.Sc. (Hons.) L.L.B.

Advocate & Notary

220/221, "Glacier" Complex, Nr. Pizza Bell
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Title No.: TCC19037-SKS-GEN-06-001

Date : 17/06/2019

TITLE CLEARANCE CERTIFICATE

To,

Shivam Developers
Vadodara

Dear Sir,

On request and desire to issue a *Title Clearance Certificate and Non-encumbrances Certificate* in respect of the following detailed property, and on the basis of the relevant documents placed before me, the search is obtained from the Sub-Registrar office - Vadodara, hence I, **Snehal K. Shah, Advocate**, do hereby give my opinion as the Title of the property as underneath.

DETAILS OF THE PROPERTY

Property bearing F.P. no.117, admeasuring 1521 Sq. Mtrs. Non-Agricultural Land for Commercial Purpose having T.P. Scheme no.2(Bhayli) of mouje: Bhayli, Ta. Dist.Vadodara in the Registration District Vadodara Sub District Vadodara.

INVESTIGATION OF DOCUMENTS :-

1. Re-Distribution and Assessment Sheet
2. Partnership Deed dtd.01/05/2017
3. Deed of Retirement dtd.06/11/2017
4. VUDA Letter dtd.05/07/2018
5. Revised Partnership Deed dtd.19/10/2018
6. Reg. Sale Deed no.17065 (16/10/2018) 23/10/2018



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7. Registration Certificate of Establishment dtd.26/10/2018
8. Deed of Authority (To Whom So Ever It May Concern) dtd.29/10/2018
9. Possession Receipt dtd.12/12/2018
10. Development Permission dtd.07/02/2019
11. Title Clearance Certificate given by me dtd.01/03/2019
12. Registration Certificate of Project dtd.26/04/2019
13. Development Permission dtd.06/05/2019
14. Revised Partnership Deed dtd.07/05/2019
15. Deed of Authority (To Whom So Ever It May Concern) dtd.08/05/2019
16. Search Investigation obtain for a period of 1989 to 2019 by me before sub-registrar office at Vadodara, vide search fee, Receipt No.2019014004662, 2019016005684 dtd.14/02/2019. And for the period of 2019 vide search fee, Receipt No.2019016019397 dtd.10/06/2019.

Looking to the above referred documents and after verifying the revenue records its transpires as under :-

1. Whereas, the Vadodara Urban Development Authority (VUDA) is local authority constituted under the Gujarat Town Planning & Urban Development Act 1976.
2. Whereas, the schedule property bearing F.P. no.117, admeasuring 1521 Sq. Mtrs. Non-Agricultural Land for Commercial Purpose having T.P. Scheme no.2(Bhayli) of mouje: Bhayli was possessed by the VUDA through implementation of final & sanction Preliminary Town Planning Scheme



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No.2 (Bhayli) vide State Govt. Notification No.GH/V/208 of 2014/TPS-122014-2667-L dated 20/12/2014.

3. That as per Gujarat Town Planning and Urban Development Act 1976 Vadodara Urban Development Authority have declare T.P. Scheme no.2(Bhayli) and as per the Re-Distribution and Assessment Sheet given under the said act as per Rule-21 and 35, F.P.No.117, admeasuring 1521 Sq. Mtrs. entered in the name of Vadodara Urban Development Authority (VUDA) & having absolute possession of the schedule property.
4. That the Vadodara Urban Development Authority (VUDA) have decided to sell/disposal of the schedule property and for that VUDA have invited Tenders cum Public Auction by publishing public advertisements in widely spread daily news papers and also published on website of VUDA, subject to rules and regulations of disposal of land and other properties of UDA rules 2002.
5. And Shivam Developers has submitted the Tender dtd.31/08/2017 for the schedule property. And as Shivam Developers have given highest bid at said Auction dtd.11/09/2017, VUDA had issued Allotment Order no.UDA/ADM/1759/2017 dtd.11/12/2017 in favour of Shivam Developers.
6. That Vadodara Urban Development Authority (VUDA) under its official capacity has gone through all the legal procedures for the disposal of the said property under section-119 of the Gujarat Town Planning and Urban Development Act, 1976 by the Competent Authority Constituted under the provision of the Gujarat Town Planning and Urban Development Act 1976 and disposed the said property after auction procedure conducted as per regulations made under the said enactments. Neither any objection is raised/initiated by any interested person during the said disposal procedure nor any one claim any interest in the said property till the final disposal of



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the said property. No litigation or suit or claim is pending nor any charge or encumbrance raised or claimed over the said property. Neither any person opposed nor any objection raised or pending before any Court of Law or Revenue Authority in against of the whole procedure or for the recovery of the said land.

7. That the Vadodara Urban Development Authority (VUDA) had wrote letter no.TPS/Bhayli No.4/458/2018 dtd.05/07/2018 to Shivam Developers regarding N.A. Permission.
8. That the owner of the land bearing F.P. no.117, admeasuring 1521 Sq. Mtrs. Non-Agricultural Land for Commercial Purpose having T.P. Scheme no.2(Bhayli) of mouje: Bhayli, i.e. The Chief Executive Authority Vadodara Urban Development Authority (VUDA) through its Dy. Collector Shri Anil M. Vaidya had executed Reg. Sale Deed no.17065 dtd.(16/10/2018) 23/10/2018 in favour of Shivam Developers, a partnership firm through its partner Shree Meerut Naginbhai Patel.
9. That the Partnership Deed of Shivam Developers executed on 01/05/2017 between partners (1) Mr. Mahendrabhai Gordhanbhai Patel, (2) Mr. Brijesh Mahendrabhai Patel, (3) Mrs. Urvi Brijesh Patel, (4) Mrs. Rimaben Jaiminbhai Patel, (5) Mrs. Dhara Dharmeshbhai Patel, (6) Mr. Meerutbhai Naginbhai Patel, (7) Mrs. Toral Meerutbhai Patel, (8) Mr. Satyam Rameshbhai Dalwadi, (9) Mrs. Vaishali Satyam Dalwadi, (10) Mr. Rameshbhai Sanabhai Dalwadi, (11) Mrs. Sushilaben Rameshbhai Dalwadi, (12) Mrs. Bhavika Vikas Patel, (13) Mrs. Ankita Snehal Patel, (14) Mrs. Ushaben Rohitbhai Patel, (15) Mr. Amitkumar Hasmukhbhai Patel, (16) Mr. Meghna Amitkumar Patel, (17) Mrs. Reshmaben Hasmukhbhai Patel, (18) Mrs. Hemal Chirag Patel, (19) Mr. Vinubhai Bhailalbhai Patel, (20) Mr. Nishit Rameshbhai Patel, (21) Mrs. Janki Nishit



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- Patel, (22) Mrs. Bhavikaben Chaitun Patel, (23) Mrs. Deepika Yatin Kavaia, (24) Sweta Satendrakumar Mehrotra, (25) Mr. Gaurav M. Gupta, (26) Mrs. Nita Gaurav Gupta, which is notarised before advocate P.J. Shah vide Reg.no.6871 dtd.01/05/2017.
10. That the partners of Shivam Developers have executed Deed of Retirement dtd.06/11/2017, and as per said deed Party of the One Part i.e. Nishit Rameshbhai Patel is retiring partners, and Party of the Other Part i.e. (1) Mr. Mahendrabhai Gordhanbhai Patel, (2) Mr. Brijesh Mahendrabhai Patel, (3) Mrs. Urvi Brijesh Patel, (4) Mrs. Rimaben Jaiminbhai Patel, (5) Mrs. Dhara Dharmeshbhai Patel, (6) Mr. Meerutbhai Naginbhai Patel, (7) Mrs. Toral Meerutbhai Patel, (8) Mr. Satyam Rameshbhai Dalwadi, (9) Mrs. Vaishali Satyam Dalwadi, (10) Mr. Rameshbhai Sanabhai Dalwadi, (11) Mrs. Sushilaben Rameshbhai Dalwadi, (12) Mrs. Bhavika Vikas Patel, (13) Mrs. Ankita Snehal Patel, (14) Mrs. Ushaben Rohitbhai Patel, (15) Mr. Amitkumar Hasmukhbhai Patel, (16) Mr. Meghna Amitkumar Patel, (17) Mrs. Reshmaben Hasmukhbhai Patel, (18) Mrs. Hemal Chirag Patel, (19) Mr. Vinubhai Bhailalbhai Patel, (20) Mrs. Janki Nishit Patel, (21) Mrs. Bhavikaben Chaitun Patel, (22) Mrs. Deepika Yatin Kavaia, (23) Sweta Satendrakumar Mehrotra, (24) Mr. Gaurav M. Gupta, (25) Mrs. Nita Gaurav Gupta are continuing partners, which is notarised before advocate P.J. Shah vide Reg. no19005 dtd.06/11/2017.
11. That the partners of Shivam Developers have executed Revised Partnership Deed dtd.19/10/2018, and as per said deed Party of the Fourth Part: i.e. (4) Meerutbhai Naginbhai Patel is continuing partner, Party of the Sixth Part to Party of the Twenty Ninth Part: i.e. (6) Mr. Mahendrabhai Gordhanbhai Patel, (7) Mr. Brijesh Mahendrabhai Patel, (8) Mrs. Urvi Brijesh Patel, (9) Mrs. Rimaben Jaiminbhai Patel, (10) Mrs. Dhara Dharmeshbhai Patel, (11)



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- Mrs. Toral Meerutbhai Patel, (12) Mr. Satyam Rameshbhai Dalwadi, (13) Mrs. Vaishali Satyam Dalwadi, (14) Mr. Rameshbhai Sanabhai Dalwadi, (15) Mrs. Sushilaben Rameshbhai Dalwadi, (16) Mrs. Bhavika Vikas Patel, (17) Mrs. Ankita Snehal Patel, (18) Mrs. Ushaben Rohitbhai Patel, (19) Mr. Amitkumar Hasmukhbhai Patel, (20) Mr. Meghna Amitkumar Patel, (21) Mrs. Reshmaben Hasmukhbhai Patel, (22) Mrs. Hemal Chirag Patel, (23) Mr. Vinubhai Bhailalbhai Patel, (24) Mrs. Janki Nishit Patel, (25) Mrs. Bhavikaben Chaitun Patel, (26) Mrs. Deepika Yatin Kavaiya, (27) Sweta Satendrakumar Mehrotra, (28) Mr. Gaurav M. Gupta, (29) Mrs. Nita Gaurav Gupta are retiring partners, and Party of the First Part to Party of the Third Part & Party of the Fifth Part: i.e. (1) Mr. Jayantilal M. Rathod, (2) Mr. Rajesh M. Rathod, (3) Mr. Amarshi M. Rathod, (5) Mr. Manish Piyushkumar Gandhi are new and incoming partners, which is notarised before advocate Mahendra S. Gupta vide Reg. no.3301 dtd.25/10/2018.
12. That the Shops and Establishment Branch, Vadodara Municipal Corporation had issued Registration Certificate of Establishment no.B-26/56747 dtd.26/10/2018 in favour of Shivam Developers.
13. That the partners of Shivam Developers i.e. (1) Mr. Jayantilal Mohanbhai Rathod, (2) Rajesh Mohanbhai Rathod, (3) Mr. Amarshi Mohanbhai Rathod, (4) Mr. Meerutbhai Naginbhai Patel, (5) Mr. Manish Piyushkumar Gandhi have executed Deed of Authority dtd.29/10/2018 in favour of Mr. Jayantibhai M. Rathod i.e. partner of Shivam Developers, which is notarised before advocate H.J. Zala vide Reg. no.62019 dtd.29/10/2018.
14. That for the land bearing F.P. no.117, admeasuring 1521 Sq. Mtrs. Non-Agricultural Land for Commercial Purpose having T.P. Scheme no.2(Bhayli) of mouje: Bhayli, the Vadodara Urban Development Authority(VUDA) had executed Possession Receipt dtd.12/12/2018 in



favour of Shivam Developers through its partners Meerut Naginbhai Patel & Others.

15. That the Vadodara Urban Development Authority(VUDA) had issued Development Permission vide no.UDA/Plan-4/Permission/83/2018 dtd.07/02/2019 for F.P. no.117, admeasuring 1521 Sq. Mtrs. Non-Agricultural Land for Commercial Purpose having T.P. Scheme no.2(Bhayli) of mouje: Bhayli.
16. Earlier I had given Title Clearance Certificate dtd.01/03/2019 regarding the schedule property after giving public notice dtd.13/02/2019 in the "Gujarat Samachar" & "Divya Bhaskar" News Papers.
17. That Gujarat Real Estate Regulatory Authority (RERA) had issued Registration Certificate of Project vide no. PR/GJ/Vadodara/Vadodara/Others/CAA05328/260419 dtd.26/04/2019 in favour of Shivam Developers, a partnership firm for project name "Nirvana Business Hub".
18. That the Vadodara Urban Development Authority(VUDA) had issued Revised Development Permission vide no.UDA/Plan-6/Permission/114/2019 dtd.06/05/2019 for F.P. no.117, admeasuring 1521 Sq. Mtrs. Non-Agricultural Land for Commercial Purpose having T.P. Scheme no.2(Bhayli) of mouje: Bhayli.
19. That the partners of Shivam Developers have executed Revised Partnership Deed (Partnership Deed-Reconstitution-Retirement Cum Admission of Partners) dtd.07/05/2019, and as per said deed Party of the First to Third Part: i.e. (1) Mr. Jayantilal M. Rathod, (2) Mr. Rajesh M. Rathod, (3) Mr. Amrishi M. Rathod are continuing partner, Party of the Fourth to Sixth Part i.e. (4) Mrs. Nirmalaben J. Rathod, (5) Mrs. Neetaben R. Rathod, (6) Mrs. Narmadaben A. Rathod are new and incoming partners, and Party of the



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Seventh and Eighth Part i.e. (7) Mr. Meerutbhai Naginbhai Patel, (8) Mr. Manish Piyushkumar Gandhi are retiring partners, which is notarised before advocate H.J. Zala.

20. That the partners of Shivam Developers i.e. (1) Mr. Jayantilal M. Rathod, (2) Mr. Rajesh M. Rathod, (3) Mr. Amrishi M. Rathod, (4) Mrs. Nirmalaben J. Rathod, (5) Mrs. Neetaben R. Rathod, (6) Mrs. Narmadaben A. Rathod have executed Deed of Authority (To Whom So Ever It May Concern) dtd.08/05/2019 in favour of Mr. Jayantibhai M. Rathod i.e. partner of Shivam Developers, which is notarised before advocate H.J. Zala vide Reg. no.24216 dtd.04/06/2019.
21. Also for the above detail property I have made a Search before sub-registrar office at Vadodara for a period of 1989 to 2019 by me before sub-registrar office at Vadodara, vide search fee, Receipt No.2019014004662, 2019016005684 dtd.14/02/2019. And for the period of 2019 vide search fee, Receipt No.2019016019397 dtd.10/06/2019. And annexed here with and I have not found any objectionable entries for above detail property.

Legal Opinion :-

From the above said investigation and examination and all the necessary documents pertaining to above detailed property, I am in the opinion that at present the above said property is in the name and ownership of Shivam Developers by virtue of Reg. Sale Deed no.17065 dtd.(16/10/2018) 23/10/2018 and there is no encumbrances on the said land.



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CERTIFICATE :-

**THIS IS TO CERTIFY that, Shivam Developers is the owner of the
Property bearing F.P. no.117, admeasuring 1521 Sq. Mtrs. Non-
Agricultural Land for Commercial Purpose having T.P. Scheme
no.2(Bhayli) of mouje: Bhayli, Ta. Dist.Vadodara in the Registration
District Vadodara Sub District Vadodara. And title of the said
property CLEAR, MARKATABLE AND FREE FROM
REASONABLE DOUBTS AND ALL ENCUMBRANCES.**

Date :17/06/2019

Place : VADODARA

**SNEHAL K. SHAH
(ADVOCATE & NOTARY)**



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**Public notice dated.13/02/2019 in the "Gujarat Samachar" &
"DivyaBhaskar" News Papers**

જાહેર નોટીસ

આથી જાહેર જનતાને જાહેર કરીએ છીએ કે, રજીસ્ટ્રેશન ડીપ્ટીકટ વડોદરા, સબ ડીપ્ટીકટ વડોદરાના મોજે ભાવલી તા. જી. વડોદરાના ટી. પી. સ્કીમ નં. ૨, કાચનલ પ્લોટ નં. ૧૧૭, કુલ ક્ષેત્રફળ ૧૫૨૧ ચો. મી. વાળી બીનખેતીની ખુલ્લા પ્લોટ વાળી જમીન/મિલકતના માલિક "શીવમ કેવલોપર્સ" એ નામની ભાગીદારી પેઢીએ સદરહું મિલકત અંગે અમારી પાસે ટાઇટલ કલીયરન્સ સર્ટીફિકેટની માંગણી કરેલ છે. આથી સદરહું મિલકત અંગે કોઈપણ વ્યક્તિ કે સંસ્થાનો કોઈપણ જાતનો લાગ-ભાગ, હક્ક, હીત, સંબંધ કે દાવો અલાખો કે લીયન હોય તેઓએ આ નોટીસ પ્રસિધ્ધ થયે દિન-૭ માં નીચેના સરનામે લેખીત વાંધા પુરાવા સહીત રજુ કરવા, મુદત અંદર કોઈનો પણ વાંધો આવશે નહીં તો સદરહું મિલકત યોખ્યા ટાઇટલ વાળી કલીયર અને માર્કેટબલ છે તેમ ગણી અમો ટાઇટલ કલીયરન્સ સર્ટીફિકેટ આપી દઈશું. તેમજ મુદત વીતે કોઈનો વાંધો ગ્રાહ્ય રાખવામાં આવશે નહીં જેની નોંધ લેશો.

નોંધ : લેખિત પુરાવા વગરનો વાંધો વંચાણે લેવામાં આવશે નહીં અને ગ્રાહ્ય પણ રાખવામાં આવશે નહીં.

અસીલની સુચના અને કરમાશથી

તા. : ૧૨/૦૨/૨૦૧૯

સ્નેહલ કનુભાઈ શાહ

સ્થળ : વડોદરા

(એડવોકેટ એન્ડ નોટરી)

ઓફિસ : ૨૨૦ / ૨૨૧, "ગ્લેસિયર" કોમ્પ્લેક્સ, પીઝાબેલની બાજુમાં, જેતલપુર રોડ, અલકાપુરી, વડોદરા - ૭. ફોન નં. : ૬૬૨૨૨૧૮, ૬૬૨૨૨૧૯, ૨૩૫૧૭૩૭ ફેક્સ : (૦૨૬૫) ૨૩૫૧૭૩૭



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-: TO WHOM SO EVER IT MAY CONCERN :-

I hereby solemnly, declared that, I have experience of more than Ten year in land related matters, which includes 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 my experience is 30 years in land related matters accordance to GUJARAT RERA RULES.

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

Date :17/06/2019

Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)



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Encumbrances Certificate

This is to certify that I, the Undersigned have investigated the title of the Owner **Shivam Developers** (Hereinafter known as owner) & the Developer **Shivam Developers** (Hereinafter known as Developers),

In respect of the below mentioned property by pursuing revenue records, title deed relating thereto and taking necessary search from the concerned office of sub-registrar for last 30 years and by publishing paper notice dated 13/02/2019. I have issue a Title Clearance Certificate dated 01/03/2019 & 17/06/2019. In my opinion the title of the owner & developers in respect of below mentioned property is clear, marketable and free from the encumbrances.

Schedule of Property

Property bearing F.P. no.117, admeasuring 1521 Sq. Mtrs. Non-Agricultural Land for Commercial Purpose having T.P. Scheme no.2(Bhayli) of mouje: Bhayli, Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara.

Date :17/06/2019

Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)

