

Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D.L.P., D.I.R. & P.M.

ADVOCATE (GUJARAT HIGH COURT)



OFFICE :

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CERT.NO.VJS/RERA/2022-23/14

DATE: 10/12/2022

Advocate Enrollment No. G/673/1988

NON ENCUMBRANCES CERTIFICATE

I, Vijaykumar J. Shirke, Advocate undersigned has investigated the Title of the immovable property which is more particularly described herein under "Schedule of the Property" mentioned below, which is owned & Developed by M/s. United Infra through their partners (1) Vishal Dilip Vichare (2) Sachin Ramesh Shirke (3) Sandeep Ramesh Shirke (4) Bhupendra Rajaram Tandlekar (5) Rajnikant Jashbhai Patel. By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said property (unsold) are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The non agriculture land admeasuring 0-29-34 H. A. situated in the land bearing Block/R. S. No. 40, T. P. No. 17, F. P. No. 15 admeasuring 2305 Sq. Mtrs. of Moje Vasna Saiyed, Taluka & District Vadodara and a scheme developed thereon under the name of "Sai Grace".

Date: 10/12/2022.

Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE

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DATE: 10/12/2022

Advocate Enrollment No. G/673/1988

:- TO WHOM SO EVER IT MAY CONCERN :-

I, Vijaykumar J. Shirke, Advocate, do hereby solemnly, declare that, I have experience of more than ten years in land related matters and issuing Title Clearance Certificates for which "no encumbrance" certificate is issued. I have issued Title Clearance Certificate No. CERT.NO.VJS/TCC/O/2017-18/26, CERT.NO.VJS/TCC/O/2018-19/25 and CERT.NO.VJS/TCC/O/21-22/39 dated 08/09/2017, dated 03/07/2018 and dated 02/08/2021, CERT.NO.VJS/TCC/O/22-23/105 dated : 10/12/2022 in respect of non agriculture land admeasuring 0-29-34 H. A. situated in the land bearing Block/R. S. No. 40, T. P. No. 17, F. P. No. 15 admeasuring 2305 Sq. Mtrs. of Moje Vasna Saiyed, Taluka & District Vadodara for rights, title & interest over the said land. I am possessing required experience of more than ten years in land related matters in accordance to GUJ RERA Rules.

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

Date : 10/12/2022

Place: Vadodara


VIJAYKUMAR J. SHIRKE
ADVOCATE

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CERT.NO.VJS/TCC/O/22-23/105

Date:-10/12/2022

To,
M/s. United Infra a Partnership Firm,
GF/ 6 Sainath Empire,
Rajesh Tower Road,
Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of land admeasuring 0-29-34 H. A. situated in the land bearing Block/R. S. No. 40, T. P. No. 17, F. P. No. 15 admeasuring 2305 Sq. Mtrs. of Moje Vasna Saiyed, Taluka & District Vadodara.

Sir,

In continuation of my earlier Title Clearance Certificate No. CERT.NO.VJS/TCC/O/2017-18/26 Dated 08/09/2017, CERT.NO.VJS/TCC/O/2018-19/25 Dated : 03/07/2018, CERT.NO.VJS/TCC/O/21-22/39 Dated : 02/08/2021 & CERT.NO.VJS/TCC/O/22-23/22 Dated : 10/12/2022 and available records of Sub-Registrar, Vadodara verified by me for the period from 2022 & 09/12/2022 for investigation of title in respect of property mentioned below. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that land admeasuring 0-29-34 H. A. bearing Block/Survey No. 40 of Moje Vasna Saiyed, Taluka & District Vadodara was originally belonged to Tribhuvan Muljibhai.
- 2) It appears that Tribhuvan Muljibhai expired on 20/08/1977 therefore names of his legal heirs (1) Ambaben W/o Tribhuvan Muljibhai (2) Manubhai Tribhuvan (3) Jashbhai Tribhuvan (4) Vithhalbhai Tribhuvan (5) Bhagwandas Tribhuvan (6) Ramanbhai Tribhuvan entered in the village records. The said mutation entry is entered at Sr. no. 878 dated 07/01/1978 in the village records and duly certified by the competent authority on 26/06/1978.
- 3) It appears that (1) Ambaben W/o Tribhuvan Muljibhai (2) Manubhai Tribhuvan (3) Jashbhai Tribhuvan (4) Vithhalbhai Tribhuvan (5) Bhagwandas Tribhuvan (6) Ramanbhai Tribhuvan sold land admeasuring 0-29-34 H. A. situated in the land bearing Block/R. S. No. 40, T. P. No. 17, F. P. No. 15 admeasuring 2305 Sq. Mtrs. of Moje Vasna Saiyed, Taluka & District

Vadodara to M/s. United Infra through their partners (1) Vishal Dilip Vichare (2) Sachin Ramesh Shirke (3) Sandeep Ramesh Shirke (4) Bhupendra Rajaram Tandlekar (5) Rajnikant Jashbhai Patel in consideration of Rs. 6,00,00,000/-. The said transaction is entered at Sr. No. 4267 dated 15/03/2018 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No. 11071 dated 03/04/2018 in the property card and duly certified by the competent authority on 19/06/2018.

M/s. United Infra developed & constructed flats over the said land in the name & style of "Sai Grace".

THIS TITLE CLEARANCE CERTIFICATE IS ISSUED IN RESPECT OF UNSOLD FLATS OF SAI GRACE.

- 4) It appears that the land owners have obtained permission to use the said land for Non-agriculture purpose vide order No. N.A./S.R./-2017-18 No. LAND-D/Sec.-65/VASHI/6152 to 6160/17 dated 17/11/2017 issued by the Collector, Vadodara.
- 5) It appears that the land owners have obtained permission to construct the premises over the said land vide Rajachthi No. WARD-11/53/2018-19 dated: 31/05/2018, Revised Rajachthi No. WARD-11/SBH-61/2020-21 dated: :12/03/2021 and Revised Rajachthi No. WARD-11/SBH-1/2022-23 (Resi + Comm.) dated: :12/03/2021 issued by Dy. Town Development Officer, Vadodara Mahanagarpalika, Vadodara.
- 6) I have also verified property card in respect of above land in which name of M/s. United Infra is shown as owner of land admeasuring 0-29-34 H. A. situated in the land bearing Block/R. S. No. 40, T. P. No. 17, F. P. No. 15 admeasuring 2305 Sq. Mtrs. of Moje Vasna Saiyed, Taluka & District Vadodara.

SCHEDULE

1. Photocopy of sale deed bearing regn no. 4267 dated 15/03/2018 executed in favour of M/s. United Infra.
2. Photocopy of Rajachthi No. WARD-11/53/2018-19 dated: 31/05/2018, Revised Rajachthi No. WARD-11/SBH-61/2020-21 dated: :12/03/2021 and Revised



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Rajachhithi No. WARD-11/SBH-1/2022-23 (Resi + Comm.) dated : 12/03/2021

issued by Dy. Town Development Officer, Vadodara Mahanagarpalika, Vadodara.

3. Photocopy of N.A. Order No. N.A./S.R./-/2017-18 No. LAND-D/Sec.-65/VASHI/6152 to 6160/17 dated 17/11/2017 issued by the Collector, Vadodara.
4. Photocopy of property card in respect of the above property issued by City Survey Superintendent, Vadodara.
5. Photocopy of Affidavit submitted by M/s. United Infra through their partners Vishal Dilip Vichare & others.

Place : Vadodara.

Date : 10/12/2022

[V. J. SHIRKE]

ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that M/s. United Infra a Partnership Firm is the absolute owner of land admeasuring 0-29-34 H. A. situated in the land bearing Block/R. S. No. 40, T. P. No. 17, F. P. No. 15 admeasuring 2305 Sq. Mtrs. of Moje Vasna Saiyed, Taluka & District Vadodara and the title of the said land (UNSOLD SHOPS & FLATS) is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 10/12/2022.

[V. J. SHIRKE]

ADVOCATE

Advocate Enrollment No. G/673/1988

મિલકત બોજા અંગેનું પત્રક / Encumbrance Certificate (C)

Search in : Adv V J Shirke અરજી નંબર : 8022022354986 ગામ નું નામ : SAIYAD VASANA મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2022 - 2022

મિલકતનું વર્ણન , Block No : 40, T.P. No. 17, f.p. nO. 15 ADM. 2305 SQ. MTR.

દસ્તાવેજની આ શોધ S.R.O - Akota મા 1 વર્ષના ફંડેશ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ દસ્તાવેજ તા 09-12-2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (બાકી પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	સેપ્રકુળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	કોડ
NO DATA AVAILABLE								
કો.								

ઈ-પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20221209833364793 તા 09-12-2022 થી મળેલ છે.

શોધ ફી 20.00

Search by : સમરજીવર jigneshkumar Amrutbhai patel

EC. ફી 100



Self attested/સ્વ-પ્રમાણિત :

નોંધ: આ બોજાપત્રક આપનાર સમરજીવર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકસાની માટેના કોઈપણ હકદારના માટે જવાબદાર રહેશે નહીં. સોફ્ટવેર જનરેટેડ બોજાપત્રક (Encumbrance Certificate) હોવાથી સહી ક્રેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/થેડાં કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઈ વિસંગતતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.