

CERT.NO.KMJ/TCC/2019-20

Date:25/01/2020

To,  
Trisha Infrastructure Limited being Represented  
by its Director Vikarm R Gupta  
62,Vishwas Colonu ,Jetlapur Road Vadodara

As desired by you the records of Sub-Registrar, Vadodara have been verified by me for the period for last 31 years as per available Record with Sub registrar office Vadodara vide receipt No.2020014002097 for investigation of title for Last 13 years in respect of property of mentioned below. I have also verified documents of Last 13 years mentioned in schedule. On the basis of the said documents my REPORT/ CERTIFICATE is given as under :

**LEGAL OPINION**

**I. Name/s of all title holders:**

1.Trisha Infrastructure Limited a Registered Company being  
Represented by its Director Vikarm R Gupta

**Description of the Property:**

Property bearing Scheme Trisha Rudraksh constructed on Land of Tower 7 RBG Complex adm.1168.72 Sq.Mtr situated in Land bearing R.S. No.746, 747, 748, 749 Paiki, Consolidated R.S.No.746, C.S.No.5075, 5076, 5077, 5078, 5079 Paiki Consolidated C.S.No.5075, of Vadodara Kasba (Vibhag Raopura ) Ta & Dist. Vadodara

**Tracing OF Title**

1. It appears that land bearing R.S. No.746, 747, 748, 749 Paiki, Consolidated R.S.No.746, C.S.No.5075, 5076, 5077, 5078, 5079 Paiki Consolidated C.S.No.5075, of village Kasba Ta & Di



Vadodara, was originally belonged to Swastick Engineering Ltd, The said mutation entry is entered on Dated :10/5/73 in the city survey record.

2. IT appears that Swastick Engineering Ltd & Rajrushi Associates a Partnership firm develop the said land bearing R.S. No.746, 747, 748, 749 Paiki, Consolidated R.S.No.746, C.S.No.5075, 5076, 5077, 5078, 5079 Paiki Consolidated C.S.No.5075, of village Kasba Ta & Dist. Vadodara, and constructed scheme in the name of RBG Complex.
3. It appears that the above Swastick Engineering Ltd & Rajrushi Associates a Partnership firm floated a Scheme of 8 Towers over the said land and sold to interested Parties, however Swastick Engineering Ltd kept Tower No 7 adm. 1168.72 in their ownership
- **Shop No.G6 Dipitben**
4. It appears that the Swastick Engineering Ltd sold the Shop No G-6 A adm175 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Ditiben Ramyavadan Shah & Reemaben Ajaykumar shah vide Reg.Sale deed No.1299 dated 23/5/94
5. It appears that the Swastick Engineering Ltd sold the Shop No G-6 B adm175 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Ditiben Ramyavadan Shah & Reemaben Ajaykumar shah vide Reg.Sale deed No.1298 dated 23/5/94
6. It appears that the Ditiben Ramyavadan Shah & Reemaben Ajaykumar shah sold the Shop No G-6 A adm175 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Trisha Infrastructure Limited vide Reg.Sale deed No.3904 dated 17/5/17



7. It appears that the Ditiben Ramyavadan Shah & Reemaben Ajaykumar shah sold the Shop No G-6 A adm175 Sq. Ft on Ground floor of Tower 7 of RBG Complex to Trisha Infrastructure Limited vide Reg.Sale deed No.3903 dated 17/5/17  
Shop NoG1/2 Pushpaben Virulmal Rochvani
8. It appears that the Swastick Engineering Ltd sold the Shop No G-2A adm175 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Pushpaben Virulmal Rochvani vide Reg.Sale deed No.204 dated5/1/94
9. It appears that the Swastick Engineering Ltd sold the Shop No G-1A adm175 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Pushpaben Virulmal Rochvani vide Reg.Sale deed No.205 dated5/1/94
- 10.It appears that the Swastick Engineering Ltd sold the Shop No G-1B adm175 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Pushpaben Virulmal Rochvani vide Reg.Sale deed No.206 dated5/1/94
- 11.It appears that the Swastick Engineering Ltd sold the Shop No G-2B adm175 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Pushpaben Virulmal Rochvani vide Reg.Sale deed No.207 dated5/1/94
- 12.It appears that the above Pushpaben Virulmal Rochvani & sold the Shop No.G1/A & G/1 B adm 350 Sq. Ft on Ground floor of Tower 7 of RBG Complex to Trisha Infrastructure Limited vide Reg. Sale deed No.3572 dated 5/5/17
- 13.It appears that the above Pushpaben Virulmal Rochvani sold the Shop No.G2/A & G/2 B adm 350 Sq. Ft on Ground floor of



Tower 7 of RBG Complex to Trisha Infrastructure Limited vide Reg.Sale deed No.3570 dated 5/5/17

14. It appears that the Swastick Engineering Ltd sold the Shop No B-G-3 adm 176 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Sanjay Mahendrakumar Dhingra vide Reg.Sale deed No.6262 dated 15/4/93, The said mutation entry was entered at sr.No. 11/568 dated 7/7/94 in the city survey Record.
15. It appears that the Swastick Engineering Ltd sold the Shop No B-G-3 adm 336 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Sanjay Mahendrakumar Dhingra vide Reg.Sale deed No.6291 dated 16/4/93, The said mutation entry was entered at Sr. No. 11/568 dated 7/7/94 in the city survey Record.
16. It appears that the Sanjay Mahendrakumar Dhingra sold the Shop No B-G-3 adm 336 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Nirav Mansukhbhai Bhatti vide Reg.Sale deed No.5618 dated 1/11/96, The said mutation entry was entered at Sr. No. 172 dated 4/7/2000 in the city survey Record.
17. It appears that the Sanjay Mahendrakumar Dhingra sold the Shop No B-G-3 adm 176 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Nirav Mansukhbhai Bhatti vide Reg.Sale deed No.5614 dated 1/11/96, The said mutation entry was entered at Sr. No. 173 dated 4/7/2000 in the city survey Record.
18. It appears that the Nirav Mansukhbhai Bhatti sold the Shop No B-G-3 adm 176 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Paresh Mahendrabhai Patel vide Reg.Sale deed No. 1534 dated 20/3/99, The said mutation entry was entered at Sr. No.175 dated 4/7/2000 in the city survey Record.



19. It appears that the Nirav Mansukhbhai Bhatti sold the Shop No B-G-3 adm 336 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Paresh Mahendrabhai Patel vide Reg.Sale deed No. 1535 dated 20/3/99 ,The said mutation entry was entered at Sr. No.174 dated 4/7/2000 in the city survey Record.
20. It appears that the Paresh Mahendrabhai Patel sold the Shop No B-G-3 adm 336+176 Sq.Ft on Ground floor of Tower 7 of RBG Complex to Trisha Infrastructure limited vide Reg.Sale deed No. 3381 dated 6/4/18 ,The said mutation entry was entered at Sr. No. 7046 dated 23/4/18 & 749 dated 23/4/18 in the city survey Record.
21. It appears that the Swastick Engineering and Manufacturing Company Private Limited sold the entire land of Tower No-7 adm 1168.72 Sq.Mtr to Trisha Infrastructure Limited vide Reg. Sale deed No.3377 dated 6/4/18 The said mutation uncertified (Kachha) entry was entered at Sr. No.7045 dated 23/4/18 in the city survey Record.
22. I have verified copy of Draft sale deed of Trisha Rudraksh from which it appears that the above Trisha Infrastructure Limited has obtained a Rajachitthi (Construction Permission ) for Commercial cum Residential Purpose from Vadodara Mahanagar Sevasadan vide NO. HB-ward/8/201-2018 dated 18/10/17 and floated a Commercial cum Residential scheme in the name of Trisha Rudraksh



CERTIFICATE

1. I further certify having verified the title deeds submitted for legal scrutiny with the records maintained at Sub-Registrar's Office and I hereby opine that to the best of my knowledge, the original title deed/s submitted for verification are genuine. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1988 to 2018 pertaining to the immovable property / ies covered by the above said title deeds moreover the borrower will acquire a valid title to the property in question after executing of Reg. sale deed by present owner (as per draft copy of sale deed) and he/she can also create an equitable Mortgage in favor of Bank of deposit of title deed with the bank in the manner required by law.

THIS IS TO CERTIFY that Trisha Infrastructure Limited is owner of Scheme Property bearing Scheme Trisha Rudraksh constructed on Land of Tower 7 of RBG Complex adm.1168.72 Sq.Mtr situated in Land bearing R.S. No.746, 747, 748, 749 Paiki, Consolidated R.S.No.746, C.S.No.5075, 5076, 5077, 5078, 5079 Paiki Consolidated C.S.No.5075, of viadodaa Kasba (Vibhag Raopura) Ta & Dist. Vadodara. and title of the said "Trisha Rudraksh" is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES and valid and binding on the mortgagor and the mortgage in favour of bank Can create a valid mortgage

Place : Vadodara.  
Date : 25/01/2020

  
[ Kapil M. Joshi ]  
ADVOCATE

II. Documents scrutinized:

1. Copy of Property card in the Name of Swastick Engineering and Manufacturing Company Private Limited.
2. Copy of Sale deed in favour of Trisha Infrastructure Limited vide Reg.Sale deed No.3377 dated 6/4/18.
3. Copy of Sale deed in favour of Trisha Infrastructure limited vide Reg.Sale deed No. 3381 dated 6/4/18
4. Copy of Sale deed in favour of Trisha Infrastructure limited vide Reg.Sale deed No. 3381 dated 6/4/18.
5. Copy of Sale deed in favour of Trisha Infrastructure Limited vide Reg.Sale deed No.3570 dated 5/5/17
6. Copy of Sale deed in favour of Trisha Infrastructure Limited vide Reg.Sale deed No.3903 dated 17/5/17
7. Copy of Sale deed in favour of Paresh Mahendrabhai Patel vide Reg.Sale deed No. 1535 dated 20/3/99 .
8. Paresh Mahendrabhai Patel vide Reg.Sale deed No. 1534 dated 20/3/99.
9. Copy of Sale deed in favour of Pushpaben Virulmal Rochvani vide Reg. Sale deed No.204 dated 5/1/94
10. Copy of Sale deed in favour of Pushpaben Virulmal Rochvani vide Reg.Sale deed No.205 dated 5/1/94
11. Copy of Sale deed in favour of Pushpaben Virulmal Rochvani vide Reg. Sale deed No.206 dated 5/1/94
12. Copy of Sale deed in favour of Pushpaben Virulmal Rochvani vide Reg .Sale deed No.207 dated 5/1/94



13. Copy of Sale deed in favour of Ditiben Ramyavadan Shah & Reemaben Ajaykumar shah Reg. Sale deed No.1299 dated 23/5/94
14. Copy of Sale deed in favour of Ditiben Ramyavadan Shah & Reemaben Ajaykumar shah vide Reg.Sale deed No.1298 dated 23/5/94
15. Copy of Rajachitthi HB-ward/8/201-2018dated 18/10/17
16. Copy of N. A. Order N.A.S/Sharatbnhang /S.R/572/ 93-94

Place : Vadodara.  
Date : 25/01/2020

  
[Kapil M. Joshi]  
ADVOCATE