

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/TCC/O/2016-17/21

Date:- 21/06/2016

To,
M/s. Shivanshu Developers,
Vadodara

**TITLE CLEARANCE CERTIFICATE in respect of land bearing Block
No. 234, T.P Scheme No. 1, F.P No. 52 admeasuring 3476 Sq. Mtrs of
Village Sayajipura, Taluka & District Vadodara.**

Sir,

In continuation of my earlier title clearance certificate no. CERT.NO.VJS/TCC/O/2015-16/101 dated 09/01/2016, further available records of Sub-Registrar, Vadodara, have been verified by me upto 15-06-2016 for investigation of title in respect of above property. 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 Kamlaben Munindradas Sadhu through her POA Jay Pareshbhai Patel sold land admeasuring 0-49-57 H. A. (Final Plot admeasuring 3476 Sq. Mtrs) bearing Block No. 234, T.P Scheme No. 1, F.P No. 52 of Village Sayajipura, Taluka & District Vadodara to (1) Malvikaben Govindbhai Shah (2) Maheshkumar Govindbhai Shah (3) Hiral Brijeshkumar Panchal (4) Mrunali Mahesh Shah (5) Govindlal Chimanlal Shah in consideration of Rs. 1,57,52,400/-. The said transaction is entered at Sr. No. 470 dated 15/04/2015 in the office of sub registrar, Vadodara. The said mutation entry is entered at Sr. No. 4684 dated 15/04/2015 in the village records and duly certified by the competent authority on 25/05/2015.
- 2) It appears that land owners have executed an agreement to sale in favour of M/s. Shivanshu Developers through their partners (1) Manan Upendrabhai Trivedi & (2) Rajesh Jayantilal Patel for the said land. The said agreement to sale is executed before Notary Public Shri Ritaben B. Bhatia at Sr. No. 5483 dated 07/12/2015.

3) It appears that cancellation of agreement to sale was executed by (1)

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SCHEDULE

1. Photocopy of sale deed bearing no. 4464 dated 21/04/2016 executed in favour of M/s. Shivanshu Developers through their partners (1) Manan Upendrabhai Trivedi & (2) Dinesh Sagarmal Prajapati.
2. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above property issued by Talati-Cum-Mantri.
3. Photocopy of Tenancy order No. Tenancy/A/SR/193-11/2014 dated 26/12/2014 issued by the Collector, Vadodara
4. Photocopy of N.A. Order No. N.A/S.R./913/2015-16 dated 09/11/2015 issued by the Collector, Vadodara.

Place : Vadodara.

Date : 21/06/2016


[V. J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that M/s. Shivanshu Developers through their partners (1) Manan Upendrabhai Trivedi & (2) Dinesh Sagarmal Prajapati are joint owners of land bearing Block No. 234, T.P Scheme No. 1, F.P No. 52 admeasuring 3476 Sq. Mtrs of Village Sayajipura, Taluka & District Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 21/06/2016.


[V. J. SHIRKE]
ADVOCATE

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CERT.NO.VJS/RERA/2017-18/18

DATE: 26/09/2017

:- TO WHOM SO EVER IT MAY CONCERN :-

I, Vijaykumar J. Shirke, Advocate, do hereby solemnly, declare that, I have experienced 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.VJS/TCC/O/2015-16/101 dated 09/01/2016 AND NO.VJS/TCC/O/2016-17/21 dated 21/06/2016 in respect of land bearing Block No. 234, T.P Scheme No. 1, F.P No. 52 admeasuring 3476 Sq. Mtrs of Village Sayajipura, 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 accordance to GUJ RERA Rules.

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

Date : 26/09/2017

Place: Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE