

Shirke & Associates

Vijaykumar J. Shirke

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ADVOCATE (GUJARAT HIGH COURT)



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CERT.NO.VJS/TCC/O/2018-19/32

Date:- 10/08/2018

To,

M/s. Vraj Reality,

9, Abhishek Duplex,

Nizampura, Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of land admeasuring 483.09.72 Sq. Mtr, Construction admeasuring 105 Sq. Mtr. bearing R.S. No. 817, City Survey No. 4189 (T-44, Warasiya Colony, Santkanwar Colony, R.T.O Road, B/H Pooja Class, Warasiya,) Vadodara of Village Kasba, Taluka & District Vadodara.

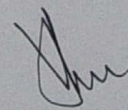
Sir,

As desired by you the available records of Sub-Registrar, Vadodara, have been verified by me for the period from 1988 to 2018 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 land admeasuring 483.09.72 Sq. Mtr, Construction admeasuring 105 Sq. Mtr. bearing R.S. No. 817, City Survey No.4189 was originally belongs to Govindram Ravaladas. The said mutation entry is entered on 23/05/1967 in the property card.
- 2) It appears that Govindram Ravaladas expired on 01/02/1986 therefore names of his legal heirs Lalben widow of Govindram Ravaladas and Dilipbhai Govindram Ahuja entered in the property card. The said mutation entry is entered at on 17/08/1996 in the property card and duly certified by the competent authority on 27/09/1996.
- 3) It appears that Lalben widow of Govindram Ravaladas expired therefore names of her legal heirs (1) Rajubhai Govindram (2) Ballubhai Govindram (3) Dhanraj Govindram (4) Dilip Govindram (5) Savita Govindram (6) Ratana Govindram (7) Sunita Govindram (8) Jyotiben widow of Panjuma Govindram (9) Sunil Panjuma (10) Anil Panjuma (11) Ritaben Panjuma (12) Reshma Laxmichand (13) Kiran Laxmichand and (14) Ronak Laxmichand entered in the village record. The said mutation entry is

entered at Sr. No. 2240 Dated : 22/04/2010 in the property card and duly certified by the competent authority on 31/05/2010.

- 4) It appears that as per the Order passed by Assistant Collector, Vadodara by Order No. R.H./B/316/70 Dated : 30/09/1970 land admeasuring 5200 Sq. Ft entered in the said property. The said mutation entry is entered at Sr. No. 2277 Dated : 31/05/2010 in the property card and duly certified by the competent authority on 07/12/2010.
- 5) It appears that (1) Rajubhai Govindram (2) Ballubhai Govindram (3) Dhanraj Govindram (4) Savita Govindram (5) Ratana Govindram (6) Sunita Govindram (7) Jyotiben widow of Panjumaal Ritaben Panjumaal Govindram (8) Sunil Panjumaal (9) Anil Panjumaal (10) Reshma Laxmichand (11) Kiran Laxmichand and (12) Ronak Laxmichand have relinquished their rights in favour of Dilipbhai Govindram. The said mutation entry is entered at Sr. No. 2392 Dated: 24/09/2010 in the property card and duly certified by the competent authority on 16/11/2010.
- 6) It appears that Dilipbhai Govindram Ahuja sold property bearing land admeasuring 483.09.72 Sq. Mtr, Construction admeasuring 105 Sq. Mtr. bearing R.S. No. 817, City Survey No.4189 (T-44, Warasiya Colony, Santkanwar Colony, R.T.O Road, B/H Pooja Class, Warasiya, Vadodara) of Village Kasba, Taluka & District Vadodara to M/s. Vraj Reality through its Parnter Nishant Harshadbhai Rajput in consideration of Rs. 76,00,000/-. The said transaction is entered at Sr. No. 2058 dated 05/03/2018 in the office of sub registrar, Vadodara. The said mutation entry is entered at Sr. No. 7012 dated 17/04/2018 in the property card and duly certified by the competent authority on 13/07/2018.
- 7) It appears that land owner obtained permission for construction of shops and flats over the said land vide Rajachitthi No. WARD-2/83/2018-19 dated 06/07/2018 issued by Dy. Town Development Officer, Vadodara.
- 8) I have published a Public Notice in daily news paper "Gujarat Samachar" & "Sandesh" on 22/07/2018 inviting objections if any against issuing title clearance certificate in respect of the above property. But I have not received any objection within prescribed period.



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9) I have also verified property card in respect of above Plot in which name of M/s. Vraj Reality a Partnership firm is shown as owner of property bearing land admeasuring 483.09.72 Sq. Mtr, Construction admeasuring 105 Sq. Mtr. bearing R.S. No. 817, City Survey No.4189 (T-44, Warasiya Colony, Santkanwar Colony, R.T.O Road, B/H Pooja Class, Warasiya, Vadodara of Village Kasba, Taluka & District Vadodara.

10) I have also verified affidavit-cum-declaration submitted by M/s. Vraj Reality through its Partner Nishant Harshadbhai Rajput in which it is mentioned that they are owner of property bearing land admeasuring 483.09.72 Sq. Mtr, Construction admeasuring 105 Sq. Mtr. bearing R.S. No. 817, City Survey No.4189 (T-44, Warasiya Colony, Santkanwar Colony, R.T.O Road, B/H Pooja Class, Warasiya, Vadodara) of Village Kasba, Taluka & District Vadodara and they have not obtained any loan or financial facilities against the said Plot. Moreover the said plot is not transferred in any manner either by way of sale, lease, gift, mortgage or otherwise and as such the title of the said plot is clear, marketable and free from all encumbrances.

SCHEDULE

1. Photocopy of Rajachitthi No. WARD-2/83/2018-19 dated 06/07/2018 issued by Dy. Town Development Officer, Vadodara
2. Photocopy of Sale Deed bearing no. 2058 dated 05/03/2018 executed by Dilipbhai Govindram Ahuja in favour of M/s. Vraj Reality a Partnership firm.
3. Photocopy of Index -II in respect of above Sale Deed
4. Photocopy of property card in respect of above property issued by Suprintendent, City Survey, Vadodara.
5. Affidavit-Cum-declaration Submitted by M/s. Vraj Reality through its Partner Nishant Harshadbhai Rajput.
6. Photocopy of Public Notice published in daily news paper "Sandesh" on 08/06/2018 & "Divya Bhaskar" on 22/07/2018.

Place : Vadodara.

Date :10/08/2018.

[V. J. SHIRKE]

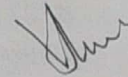
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that M/s. Vraj Realty a Partnership firm is the absolute owner of land admeasuring 483.09.72 Sq. Mtr, Construction admeasuring 105 Sq. Mtr. bearing R.S. No. 817, City Survey No.4189 (T-44, Warasiya Colony, Santkanwar Colony, R.T.O Road, B/H Pooja Class, Warasiya, Vadodara) of Village Kasba, Taluka & District Vadodara and the title of the said property is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 10/08/2018.



[V. J. SHIRKE]
ADVOCATE