

Shirke & Associates
Vijaykumar J. Shirke

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

ADVOCATE (GUJARAT HIGH COURT)



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CERT.NO.VIS/TCL/O/2016-17/40

Date:- 24/08/2016

To,

M/s. Rama Corporation,
Gatri - Sevsi Main Road,
Vadodra.

TITLE CLEARANCE CERTIFICATE in respect of land admeasuring 2583 sq.mtrs.
bearing Block No.5 Folio 2, (Old R.S. No.11), Block No. 6 (Old R.S. No.1036),
F.P. No.4 (admeasuring 2483 sq.mtrs.) & F.P. No. 5 (admeasuring 100
sq.mtrs.) T.P. Scheme No.1 of Village Sevsi, Taluka and Dist. Vadodra.

Sr,

As desired by you the available records of Sub-Registrar, Vadodra, have been
verified by me for the period from 1987 to 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:-

Land measuring 100 Sq Mtrs. bearing Block No.6, (Old R.S. No.1036), F.P. No.5, T.P.
Scheme No.1 of Village Sevsi, Taluka and Dist. Vadodra.

- 1) It appears that land bearing R.S. No.1036 of Village Sevsi, Taluka and Dist.
Vadodra was originally mutated in the name of Ashobhai Mathurbhai & upon
death of Mathurbhai Tarubhai. The said mutation entry is entered at sr. no.1/3 in
the village records.
- 2) It appears that a partition was effected between the family member and by virtue of
the said partition land bearing R.S. No.1036 of Village Sevsi, Taluka and Dist.
Vadodra came to the share of Ashobhai Mathurbhai. The said mutation entry is
entered at sr. no. 55 dated 18/11/1952.

3) It appears that again a partition was effected between Ashobhai Mathurbhai and his sons and by virtue of the said partition land bearing R.S. No.1036 of Village Sevasi, Taluka and Dist. Vadodara came to the share of Ashobhai Mathurbhai. The said mutation entry is entered at sr. no. 1902 dated 14/11/1990.

4) It appears that Patel Ashobhai Mathurbhai sold the land admeasuring 100 sq.mtrs. bearing Block No. 6 (R.S. No.1036) of Village Sevasi, T.P. Scheme No.1, F.P. No.5 of Village Sevasi, Tal. Dist. Vadodara in consideration of Rs. 2,00,000/- to Shri Prakashkumar Bhagchandbhai Khatri. The said sale deed is registered at Sr. No.1628 dated 26/02/2007 in the office of sub-registrar, Vadodara. The said mutation entry is entered at Sr. No.4366 dated 17/03/2007 in the Village Records duly certified by the competent authority on 17/04/2007. Thus, Shri Prakashkumar Bhagchandbhai Khatri became owner of the said property.

Land admeasuring 2481 Sq.Mtrs. bearing Block No-5 point 2, (Old R.S. No.11), F.P. No.4, T.P. Scheme No.1 of Village Sevasi, Taluka and Dist. Vadodara.

1) It appears that land bearing R.S. No.11 of Village Sevasi, Taluka and Dist. Vadodara was originally belonged to Madhavbhai Bhikubhai and upon his death the said land was mutated in the name of Dahyabhai Madhavbhai. The said mutation entry is entered at sr. no.178 in the village records.

2) It appears that Dahyabhai Madhavbhai expired on 12/05/1990 therefore names of his legal heirs namely (1) Jethiben widow of Dahyabhai Madhavbhai (2) Kalidas Dahyabhai (3) Induben Dahyabhai (4) Karubhai Dahyabhai (5) Mangalbhai Dahyabhai and (6) Chimanbhai Dahyabhai were entered as joint owners of the said land. The said mutation entry is entered at sr. no. 2641 dated 29/05/1990.

3) It appears that Ramabhai Madhavbhai brother of late Dahyabhai Madhavbhai applied for entering his name in the village records in all the lands originally owned by Madhavbhai Bhikubhai, therefore, his name was entered in the village records vide mutation entry no. 2649 dated 02/07/1990.



- 7) I have verified Rectification Deed executed by (1) Manjulaben Kalidas Patel (2) Rashmikaben Kalidas Patel (3) Jayashbhai Kalidas Patel (4) Laxmibhai Kalidas Patel (5) Kanubhai Dabhyabhai Patel (6) Mangalbhai Dabhyabhai Patel (7) Chimanbhai Dabhyabhai Patel in favour of (1) Smt. Anuradhaben Vikramkumar Gupta and (2) Shri Vikram Ramchandra Gupta in which it is mentioned that while executing sale deed no. 3985 dated 22/4/2004 the area of land was wrongly mentioned as 3481 sq.mtrs. instead of 3541 sq.mtrs. Therefore, the correct area is to be read as 3541 sq.mtrs.
- 8) It appears that (1) Smt. Anuradhaben Vikramkumar Gupta and (2) Shri Vikram Ramchandra Gupta sold the land admeasuring 2481 sq.mtrs. bearing, F.P. No.4, Block No. 5 (R.S. No.11) of Village Sevati, Tal. Dist. Vadodara in consideration of Rs.20,00,000/- to Shri Prakash Bhagchand Khatr. The said sale deed is registered at Sr. No.7527 dated 30/09/2006 in the office of sub-registrar, Vadodara. The said mutation entry is entered at Sr. No.4242 dated 09/10/2006 in the Village Records duly certified by the competent authority on 13/11/2006.
- 9) It appears that Khatr. Nimwalben Prakashkumar, Khatr. Vajbhav Prakashkumar and Kanchiben Prakashkumar Khatr. relinquished their rights from the land bearing R.S. No. 5 P/2. The said mutation entry is entered at sr. no. 4730 dated 19/09/2008 duly certified by the competent authority 06/11/2008.
- 10) It appears that Prakashkumar Bhagchandbhai Khatr. sold the land admeasuring 2581 sq.mtrs. bearing Block No.5 Palki 2, (Old R.S. No.11), Block No. 6 (Old R.S. No.1036), F.P. No.4 (admeasuring 2481 sq.mtrs.) & F.P. No. 5 (admeasuring 100 sq.mtrs.), T.P. Scheme No.1 of Village Sevati, Taluka and Dist. Vadodara in consideration of Rs. 6,01,00,000/- to (1) Akshaykumar Manharlal Shah (2) Niyati Akshaykumar Shah and (3) Akshaykumar Manharlal Shah-HUF. The said sale deed is registered at Sr. No.1091 dated 27/01/2010 in the office of sub-registrar, Vadodara. The said mutation entry is entered at Sr. No.5053 dated 27/05/2010 in the Village Records duly certified by the competent authority on 12/06/2010.
- 11) It appears that (1) Akshaykumar Manharlal Shah (2) Niyati Akshaykumar Shah and (3) Akshaykumar Manharlal Shah-HUF executed an agreement to sale for Land admeasuring 2481 Sq.Mtrs. bearing Block No.5 palki 2, (Old R.S. No.11), F.P. No.4, T.P. Scheme No.1 of Village Sevati, Taluka and Dist. Vadodara in favour of Sargambhai Bakuleshbhai Gupta. The said transaction is entered at Sr. No. 6425 dated 22/07/2015 in the office of sub registrar, Vadodara.
- 12) It appears that (1) Akshaykumar Manharlal Shah (2) Niyati Akshaykumar Shah and (3) Akshaykumar Manharlal Shah-HUF executed an agreement to sale for land admeasuring 2581 sq.mtrs. bearing Block No.5 Palki 2, (Old R.S. No.11), Block No. 6 (Old R.S. No.1036), F.P. No.4 (admeasuring 2481 sq.mtrs.) & F.P. No. 5 (admeasuring 100 sq.mtrs.), T.P. Scheme No.1 of Village Sevati, Taluka and Dist. Vadodara in favour of Lataben Bakuleshbhai Gupta. The said transaction is entered at Sr. No. 6424 dated 22/07/2015 in the office of sub registrar, Vadodara.

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- 13) It appears that Khatja Patti was executed by (1) Akshaykumar Manharlal Shah (2) Niyoti Akshaykumar Shah and (3) Akshaykumar Manharlal Shah-HUF for land admeasuring 100 sq.mtrs. bearing Block No.5 Patti 1, (Old R.S. No.11), F.P. No.4, T.P. Scheme No.1 of Village Sevati, Taluka and Dist. Vadodra in favour of Sargambhai Bakuleshbhai Gupta. The said transaction is notarised before notary public Shri S. J. Panchal at Sr. No. 353 dated 22/07/2015.
- 14) It appears that Khatja Patti was executed by (1) Akshaykumar Manharlal Shah (2) Niyoti Akshaykumar Shah and (3) Akshaykumar Manharlal Shah-HUF for land admeasuring 2581 sq.mtrs. bearing Block No.5 Patti 2, (Old R.S. No.11), Block No. 6 (Old R.S. No.1036), F.P. No.4 (admeasuring 2481 sq.mtrs.) & F.P. No. 5 (admeasuring 100 sq.mtrs.), T.P. Scheme No.1 of Village Sevati, Taluka and Dist. Vadodra in favour of Lataben Bakuleshbhai Gupta. The said transaction is notarised before notary public Shri S. J. Panchal at Sr. No. 355 dated 22/07/2015.
- 15) It appears that (1) Akshaykumar Manharlal Shah (2) Niyoti Akshaykumar Shah and (3) Akshaykumar Manharlal Shah-HUF sold land admeasuring 2581 sq.mtrs. bearing Block No.5 Patti 2, (Old R.S. No.11), Block No. 6 (Old R.S. No.1036), F.P. No.4 (admeasuring 2481 sq.mtrs.) & F.P. No. 5 (admeasuring 100 sq.mtrs.), T.P. Scheme No.1 of Village Sevati, Taluka and Dist. Vadodra to M/s. Rama corporation a partnership firm being represented by its partners (1) Rajesh Sajjanrao Bafna & (2) Sunilkumar Durgumal Jain in consideration of Rs. 14,16,83,100/-. In the said sale deed (1) Sargambhai Bakuleshbhai Gupta & (2) Lataben Bakuleshbhai Gupta has signed as confirming party. The said transaction is entered at Sr. No. 6890 dated 25/07/2016 in the office of sub registrar, Vadodra. Thus, M/s. Rama Corporation became owner of the said land.
- 16) It appears that land owners have obtained permission to construct the houses over the said land vide Rajachitthi No.VUDA/Plan-2/Parvingi/321/2011 dated 16/01/2012 issued by Town Planner, Vadodra Urban Development Authority.
- 17) I have verified Occupancy Certificate dated 11/04/2012 issued by Town Planner, Town Planner, Vadodra Urban Development Authority, Vadodra.
- 18) It appears that have obtained permission to use the said land for Non-agriculture purpose vide order No. DP/NA/SR/46/2008-09, NA/Sec.61/Yash/951/2009 dated 2/4/2009 issued by the Collector, Vadodra.

19) I have verified Photocopy of Village Form no. 6, 7/12, R/A in respect of the above land issued by Taluk-Cum-Muntri, Vadodara in which names of (1) Akshaykumar Manoharlal Shah (2) Niyel Akshaykumar Shah and (3) Akshaykumar Manoharlal Shah-RUF are shown as joint owners of land admeasuring 2581 sq.mtrs. bearing Block No.5 Patti 2, (Old R.S. No.11), Block No. 6 (Old R.S. No.1036), F.P. No.4 (admeasuring 2481 sq.mtrs.) & F.P. No. 5 (admeasuring 100 sq.mtrs.), T.P. Scheme No.1 of Village Sevasi, Taluka and Dist. Vadodara.

20) I have also verified affidavit-cum-declaration submitted by M/s. Rama corporation a partnership firm being represented by its partners (1) Rajesh Sajjanraj Bajna & (2) Sunithumar Durgarmal Jain in which it is mentioned that M/s. Rama corporation owner of land admeasuring 2581 sq.mtrs. bearing Block No.5 Patti 2, (Old R.S. No.11), Block No. 6 (Old R.S. No.1036), F.P. No.4 (admeasuring 2481 sq.mtrs.) & F.P. No. 5 (admeasuring 100 sq.mtrs.), T.P. Scheme No.1 of Village Sevasi, Taluka and Dist. Vadodara and M/s. Rama corporation has not obtained any loan or financial facilities against the said land. Moreover the said land is not transferred in any manner either by way of sale, lease, gift, mortgage or otherwise and as such the title of the said land is clear, marketable and free from all encumbrances.

SCHEDULE

1. Photocopy of sale deed bearing regn no. 6890 dated 25/07/2016 executed in favour of M/s. Rama corporation a partnership firm being represented by its partners (1) Rajesh Sajjanraj Bajna & (2) Sunithumar Durgarmal Jain.
2. Photocopy of agreement to sale bearing regn no. 6425 dated 22/07/2015 executed in favour of Sargambhai Bakuleshbhai Gupta.
3. Photocopy of agreement to sale bearing regn no. 6424 dated 22/07/2015 executed in favour of Lataben Bakuleshbhai Gupta.
4. Photocopy of Kabiya Patti notarised at Sr. no. 353 dated 22/07/2015 executed in favour of Sargambhai Bakuleshbhai Gupta.
5. Photocopy of Kabiya Patti notarised at Sr. no. 355 dated 22/07/2015 executed in favour of Lataben Bakuleshbhai Gupta.
6. Photocopy of Sale Deed bearing Regn. No.1091 dated 22/01/2010 executed by Shri Prakash Bhagchand Khatri for land admeasuring 2481 sq.mtrs. bearing Block No. 5 patti 2 (R.S. No.11) of Village Sevasi, T.P. Scheme No.1, F.P. No.4 and land admeasuring 100 sq.mtrs. bearing Block No.6, (R.S. No.1036) T.P. Scheme No.1, F.P. No.5 of Village Sevasi, Tal. Dist. Vadodara in favour of (1) Akshaykumar

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Manharlal Shah (2) Niyati Akshaykumar Shah and (3) Akshaykumar Manharlal Shah.

7. Photocopy of Index No. II in respect of above Sale Deed.
8. Photocopy of Sale Deed bearing Regn. No. 1628 dated 26/03/2007 executed by Shri Aghabhai Mathurbhai for land admeasuring 100 sq.mtrs. bearing Block No. 6 (R.S. No. 1026) of Village Sevasi, T.P. Scheme No. 1, F.P. No. 5 of Village Sevasi, Tal. Dist. Vadodra in favour of Shri Prakash Bhagchand Khatni.
9. Photocopy of Index No. II in respect of above Sale Deed.
10. Photocopy of Sale Deed bearing Regn. No. 7527 dated 30/09/2006 executed by Smt. Anuradhaben Vikramkumar Gupta and (2) Shri Vikram Ramchandra Gupta for land admeasuring 2481 sq.mtrs. bearing, F.P. No. 4, Block No. 5 (R.S. No. 11) of Village Sevasi, Tal. Dist. Vadodra in favour of Shri Prakash Bhagchand Khatni.
11. Photocopy of Rectification Deed bearing Regn. No. 4602 dated 19/05/2004 executed by Smt. Manjulaben Kolidas Patel & Others in favour of Smt. Anuradhaben Vikramkumar Gupta and (2) Shri Vikram Ramchandra Gupta for land admeasuring 3541 sq.mtrs. bearing, F.P. No. 4, Block No. 5 (R.S. No. 11) of Village Sevasi, Tal. Dist. Vadodra in favour of Shri Prakash Bhagchand Khatni.
12. Photocopy of Index No. II in respect of above Sale Deed.
13. Photocopy of Building Permission No. VUDA/Plan-2/Vprvsngr/171/ 2011 dated 16/01/2012 issued by Town Planner, Vadodra Urban Development Authority.
14. Photocopy of Occupancy Certificate dated 11/04/2012 issued by Town Planner, Town Planner, Vadodra Urban Development Authority, Vadodra.
15. Photocopy of H.A. order No. BP/HA/SR/46/2008-09. HA/Sec. 66/Vodha/951/2009 dated 2/4/2009 issued by the Collector, Vadodra issued by the Collector, Vadodra.
16. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above property issued by Talati-Cum-Mentri, Vadodra.
17. Affidavit-Cum-declaration Submitted by Akshaykumar Manharlal Shah & others.

Place : Vadodra.

Date : 24/08/2016

(V. J. SHIRKE)
ADVOCATE

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CERTIFICATE

THIS IS TO CERTIFY that M/s. Rama Corporation is absolute owner of land admeasuring 2581 sq.mtrs. bearing Block No.5 Part 2, (Old R.S. No.11), Block No. 6 (Old R.S. No.1036), F.P. No.4 (admeasuring 2481 sq.mtrs.) & F.P. No. 5 (admeasuring 100 sq.mtrs.), F.P. Scheme No.1 of Village Sevast, Taluka and Dist. Vadodra and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodra.

Date : 24/08/2016


[V. J. SHIRKE]
ADVOCATE