

VINAY A. SHAH

Advocate(Guj. High Court)
13-A, Ashirwad Enclave Society,
Nr. Reva Park Char Rasta, Manjalpur,
Vadodara – 11.M. No. 98244 67519
Date. 28 /07 /2021

TITLE CLEARANCE CERTIFICATE

Re:

Investigation of the title for the immovable property i.e. Non-Agricultural land which is situated at Moje Kasba's Lalbaug Road, Manjalpur, Vadodara, Dist. Vadodara Revenue Survey No. 383 Paiki, being consolidated in T.P.Scheme No. 18 it's have Final Plote No. 377, City Survey Vadodara – Word No. - 4 City Survey Number 2805 admeasuring about 2435.02.00 Sq.mts, and as per Record of City Survey admeasuring about 2036.16.23 Sq.mts.

TOWHOM SOEVER IT MAY CONCERN, THIS IS TO CERTIFY THAT,

This certificate of title is given in respect of the property situate, lying and being at Moje Kasba's Lalbaug Road, Manjalpur, Vadodara, Dist. Vadodara, Revenue Survey No. 383 Paiki, being consolidated in T.P.Scheme No. 18 it's have Final Plote No. 377, City Survey Vadodara – Word No. - 4 City Survey Number 2805 admeasuring about 2435.02.00 Sq.mts, and as per Record of City Survey admeasuring about 2036.16.23 Sq.mts

As per instructions given by Gaj Omkara Infra. Pvt. Ltd of Vadodara, I have conducted a necessary documents and search in the Office of the Sub-registrar of Vadodara District for last 30 years, and I have found that the title for the above mention property is good, clear, marketable and the same is free from encumbrances on the strength of followings:-

- (1) In the year 1985 above mention property belongs to Shrimati Vijaymaladevi Widow of Sursinhrao Vijaysinhrao Gaikwad . Than after Vijaymaladevi expired on dated 16/02/1993 and legal heirs of Late Vijaymaladevi namely (1) Bhupendrasinh Sursinhrao Gaikwad,(2) Rajendrasinh Sursinhrao Gaikwad,(3) Kanchanmala D/0 Sursinhrao Vijaysinhrao Gaikwad, (4) Meghmala D/0 Sursinhrao Vijaysinhrao Gaikwad,(5) Pushpmala D/0 Sursinhrao Vijaysinhrao Gaikwad,(6)Ujjwalmala D/0 Sursinhrao Vijaysinhrao Gaikwad and (7) Vaijyantimala D/0 Sursinhrao Vijaysinhrao Gaikwad. And their names was enter

in Revenue Survey (Property Card) vide mutated entry no. 111 dated 30/09/1993. Than after Ujjwalmala D/o Sursinhrao Vijaysinhrao Gaikwad and Vaijyantimala D/o Sursinhrao Vijaysinhrao Gaikwad leave their right of their's share's through their POA Rajendrasinhrao about above mention property and said entry was posted in Revenue Survey (Property Card) vide mutated entry no. 112 dated 30/09/1993. Than after Rajendrasinh Sursinhrao Gaikwad was expired on dated 25/12/1993. and legal heirs of Late Rajendrasinh Sursinhrao Gaikwad namely (1) Gaytridevi Widow wife of Rajendrasinh Sursinhrao Gaikwad, (2) Shrimati Vrushalidevi Rajendrasinh Gaikwad, and (3) Kumari Uravashidevi Rajendrasinh Gaikwad And their names was enter in Revenue Survey (Property Card) vide mutated entry no. 299 dated 31/05/1995. Then after (1) Kanchanmala Dhanajirao Jadhav, (2) Bhupendrasinh Sursinhrao Gaikwad, (3) Meghmala Sambhajirao Phalke, (4) Legal heirs of Late Rajendrasinh Sursinhrao Gaikwad, (4.1) Gaytridevi W/o Rajendrasinh Sursinhrao Gaikwad, (4.2) Vrushalidevi D/o Rajendrasinh Sursinhrao Gaikwad, (4.3) Uravashidevi D/o Rajendrasinh Sursinhrao Gaikwad and (5) Pushpmaladevi Dilip yadav sale above mention property to Aditi Education Society, Vadodara Trust Registration No. F / 604 / Vadodara by registered sale deed. The said transaction is registered in the office of Sub-registrar of Vadodara Vide entry No. 537 dated 02/02/1995. After that Aditi Education Society, Vadodara name was enter in the Revenue Survey (Property Card) vide mutated entry no. 300 dated 31/05/1995. Then after a sale deed by the Aditi Education Society, Vadodara trust was executed in favour of Gaj Omkara Infra. Pvt. Ltd after obtaining permission Application No. 36 / 07 / 2017 from The Joint Charity Commissioner, Vadodara. The said transaction is registered in the office of Sub-registrar of Vadodara Vide entry No. 4810 dated 11/06/2019. And that Gaj Omkara Infra Pvt. Ltd name was enter in the Revenue Survey (Property Card) vide mutated entry no. 17047 dated 26/07/2021. So that Gaj Omkara Infra. Pvt. Ltd is the present owner and occupier of the above mention property.

- (2) A zerox copy of ULC order vide order No. ULC / Vadodara / 6115 / 85 dated 13/12/1985.
- (3) A zerox copy of property card of the above stated property.

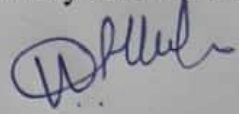
- (4) A zerox copy of Construction Permission (RAJACHITTHI) granted by Vadodara Municipal Corporation, Vide Order No. Word-B-4/37/97-98 dated 30/04/1997.
- (5) I have taken a search in the Sub-registrar, Vadodara in respect of the above mention property for the period of 1991 to 28/07/2021 vide receipt no. 2021014016995 & application No. 10734.
- (6) Public Notice was published in the " Divyhashkar "daily news paper dt. 22/05/2021 as well as a rectification public notice dt. 27/05/2021 but no one has given any objection against the title of the present owners.

After considering all the above stated facts, I am of the opinion that the title of the above referred property is clear, marketable and free from any encumbrance.

Date : 28/07/2021

Place: Vadodara.

G/1899/2003


Vinay A. Shah
VINAY A. SHAH
(Advocate)
13/A, Ashirwad Enclave Society,
Revapark Char Rasta, Manjalpur,
Vadodara. (M) : 9824467519

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Advocate(Guj. High Court)
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Vadodara – 11.Mobile No. 98244 67519
Date.31 /05 /2021

LAWYER EXPERIENCE CERIFICATE

I VINAY A.SHAH Hereby Solemnly, declare that, I have experience of more than 10 year in land related matters, in which land title search report issuing of “ no encumbrance ” certificate on the Bearing land which is situated at Moje Kasba's Lalbaug Road, Manjalpur, Vadodara,Dist.Vadodara Revenue Survey No. 383 Paiki, being consolidated in T.P.Scheme No. 18 it's have Final Plote No. 377,City Survey Vadodara – Word No. -4 City Survey Number 2805 admeasuring about 2435.02.00 Sq.mts, and as per Record of City Survey admeasuring about 2036.16.23 Sq.mts including right, Title, interest or name of any party in or over land, and my experience 18 years in land related matters accordance to GUJ RERA Rules.

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

Date : 31/05/2021

Place : Vadodara



Advocate Sign : 

Advocate Name : VINAY A.SHAH

Advocate

Enrollment No. : G/1899/2003

VINAY A. SHAH

Advocate(Guj. High Court)
13-A, Ashirwad Enclave Society,
Nr. Reva Park Char Rasta, Manjalpur,
Vadodara – 11.Mobile No. 98244 67519
Date. 2 / 06 /2021

No Encumbrances Certificate

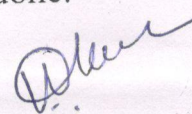
This is to certify that, I Vinay A. Shah undersigned has investigated the title of the immovable property which is more particularly declared in herein under in "Schedule of the property" which is owned by M/s "GAJOMKARA INFRA PRIVATE LIMITED", a Private Ltd Company (Hereinafter referred as owner) Project "SAKAR WHIZZO". By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrance charges and/or claims.

Schedule of the property

Moje Kasba's Lalbaug Road, Manjalpur, Vadodara, Dist. Vadodara Revenue Survey No. 383 Paiki, being consolidated in T.P. Scheme No. 18 it's have Final Plot No. 377, City Survey Vadodara – Word No. -4 City Survey Number 2805 admeasuring about 2435.02.00 Sq.mts, and as per Record of City Survey admeasuring about 2036.16.23 Sq.mts. The said land is owned by M/s "GAJOMKARA INFRA PRIVATE LIMITED" and the project name of "SAKAR WHIZZO" is done.

Date : 2 / 06 / 2021

Place : Vadodara

Advocate Sign : 

Advocate Name : VINAY A. SHAH

Advocate Enrollment No.: G/1899/2003

